Eboracum Way, , York, YO31 7SR

- City-Centre Location
- Lift-Served Development
- Ideal First Time Buyer / Rental Investment
- Secure Underground Parking
- Modern Open-Plan Living
- Council Tax Band C

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£210,000

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DESCRIPTION

A well-presented two-bedroom apartment in Venice House, a popular modern development less than half a mile from York's historic city walls and the city centre. This bright, low-maintenance home features a spacious open-plan living/dining/kitchen area with direct access to a generously sized balcony offering stunning views across York and the River Foss.

Accessed via a secure communal entrance with an electronic intercom system, the development includes a lift and stairs to all floors, along with a secure underground car park where the property benefits from an allocated parking space behind electronic gates.

Inside, the entrance hall leads to all principal rooms. The open-plan living space includes a fitted kitchen with a range of units and integrated appliances. There is a double bedroom and a good-size single bedroom, ideal for guests, home working or additional storage. The bathroom features a bath with shower over, WC and wash basin.

Residents of Venice House enjoy well-kept communal gardens and an attractive lawned area along the bank of the River Foss, creating a peaceful setting close to York city centre, Foss Islands retail amenities and excellent transport links.

This is a strong opportunity for buyers seeking a city-centre apartment with balcony views and secure parking in a well-managed development.

Total floor area 71.8 m² (773 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewings

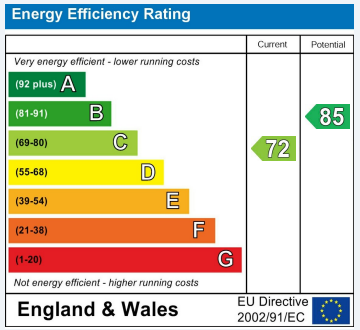
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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