



**Florence House**  
**Eboracum Way**  
**York**  
**YO31 7SQ**

**Offers in Excess of £208,000**

**bettermove**

# Eboracum Way York

Bettermove are proud to present this Ground Floor 2 Bedroom Flat in York available with no forward chain.

The property benefits from double glazing, electric heating and has off street parking available via an allocated parking space. The council tax band is C.

The property is currently tenanted and will be sold vacant on possession - rental yields can be obtained through Bettermove.

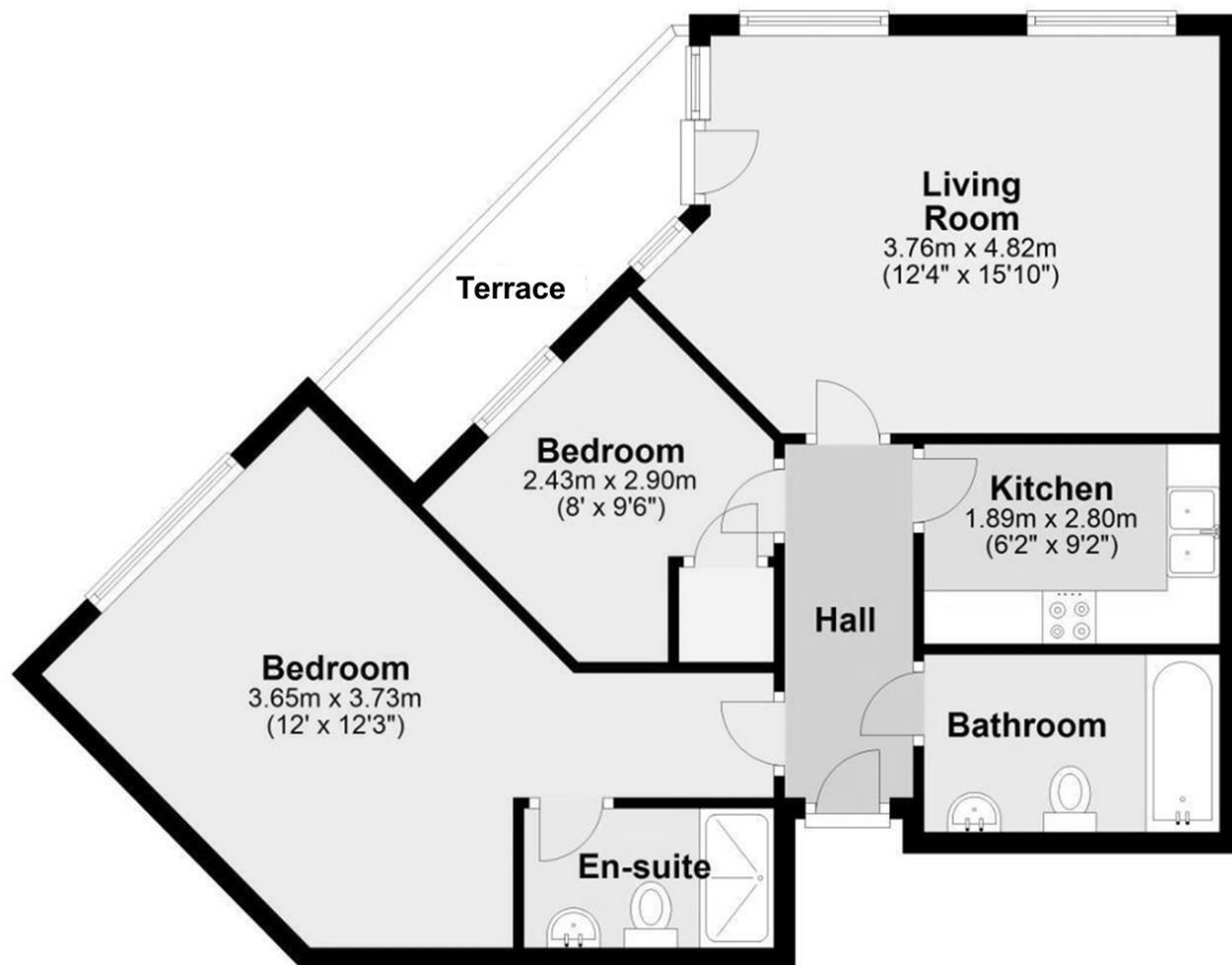
This is a leasehold property with 105 years remaining on the lease; the ground rent and the service charge is £3,500 per annum combined.

The interior of this well presented property comprises a spacious living room with access to the private terrace area, the fitted kitchen, master double bedroom with an ensuite bathroom, second bedroom and the family bathroom on the ground floor. The exterior boasts the private terraced area and well maintained communal areas.

Located in the popular residential area of York, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from York Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Total area: approx. 63.0 sq. metres (678.5 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 81        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 66      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |





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