



Presence & Co are pleased to present this contemporary 2 bedroom detached apartment located in the vibrant city centre of York. Offering exceptional access to shops, restaurants and transport links.

Step through private patio doors into a secluded courtyard with an external storage cupboard. Inside, the ground floor contains an open plan layout featuring a high end kitchen, dining and living space. Finished with granite worktops and integrated appliances, including a fridge/freezer, dishwasher, washing machine, oven, and hob. This area is completed by wood flooring throughout and a breakfast bar.

A modern downstairs shower room benefits from underfloor heating, alongside a well proportioned double bedroom on the same level.

Upstairs, the spacious main bedroom features fitted wardrobes and plush carpeting, accompanied by a second bathroom with a bath, overhead shower and underfloor heating.

Additional features include electric heating and the flexibility of being available furnished or unfurnished to suit your needs.

This property is eligible to apply for a resident parking permit; however, this is subject to availability and at the discretion of City of York Council.

Rent £1,700 pcm including electricity and water

Council Tax: Not included, Band TBC.

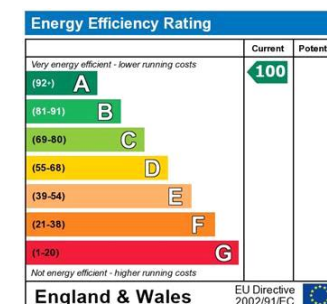
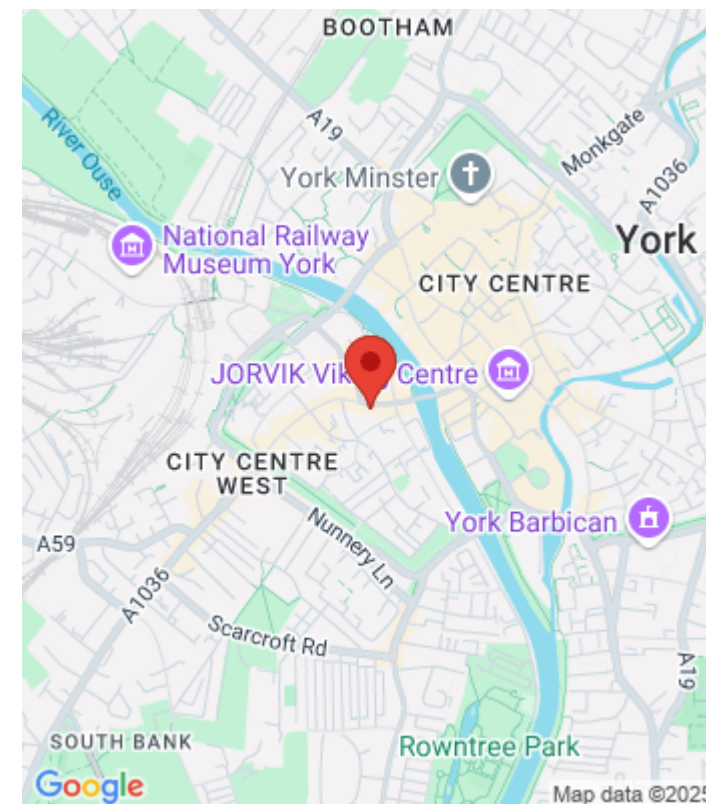
Deposit: £1,961.53

Holding Deposit: £392.30





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



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