

NOVE



Apt 32, Florence House Eboracum Way, York
York

Guide Price £200,000

Apartment 32

Florence House Eboracum Way, York

This exceptional two-bedroom apartment offers a bright and contemporary living environment, thoughtfully designed with modern lifestyles in mind. The heart of the home is the spacious open plan kitchen and living area, where sleek kitchen units with integrated appliances and a stylish breakfast bar set the tone for both comfort and sophistication. Expansive windows flood the space with natural light, seamlessly connecting the indoors to a private balcony - perfect for morning coffees or evening relaxation. The neutral décor throughout the living areas and bedrooms provides a versatile canvas for personal touches, while plush carpeting adds warmth and comfort underfoot. The flat includes a generous modern bathroom featuring a full size bath with shower over, wall-mounted toilet, heated towel rail, and a large mirror.

This modern apartment is situated on the top floor of a well-maintained building, offering privacy, excellent views, and a sense of exclusivity. Residents benefit from secure gated entry and a dedicated, easily accessible parking space for peace of mind and added convenience. The building features a contemporary brick façade, multiple private balconies, and large windows designed to maximise natural light throughout each unit. Access is effortless with a modern elevator, and the communal spaces are tastefully decorated, providing a warm welcome upon arrival. Outdoor enjoyment is further enhanced by a beautifully maintained communal garden, ideal for relaxing or socialising. The property's riverside location offers scenic views and tranquil surroundings, blending the best of urban living with a peaceful retreat. Energy-efficient features and modern fixtures ensure comfortable living with lower running costs. The property is offered with a secure tenure (please refer to full details) and falls within a favourable council tax band. This flat is a standout opportunity for anyone seeking stylish, low-maintenance living with superb amenities and outdoor spaces to enjoy.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Open plan kitchen living area
- Modern kitchen with integrated appliances
- Private balcony with scenic views





Hall

10' 9" x 7' 9" (3.27m x 2.37m)

The internal hall offers access to all rooms and a storage cupboard housing the electric water heater. An intercom links to the main door on the ground floor for easy communication with visitors.

Living Room/Kitchen

25' 1" x 13' 7" (7.64m x 4.14m)

A spacious living area with open plan kitchen and large, double glazed windows and door to the balcony. The kitchen consists of a range of base and wall units in light wood effect with an abundance of storage and counter space. There is an integrated fridge freezer, dishwasher and washing machine. An electric oven sits beneath an electric hob and extractor hood.

Bedroom One

18' 5" x 9' 4" (5.61m x 2.84m)

A spacious room with large, double glazed window and wall mounted electric radiator.

Bedroom Two

14' 0" x 7' 9" (4.26m x 2.37m)

A spacious guest bedroom which would house a double bed if required or could be used as a home office.

Bathroom

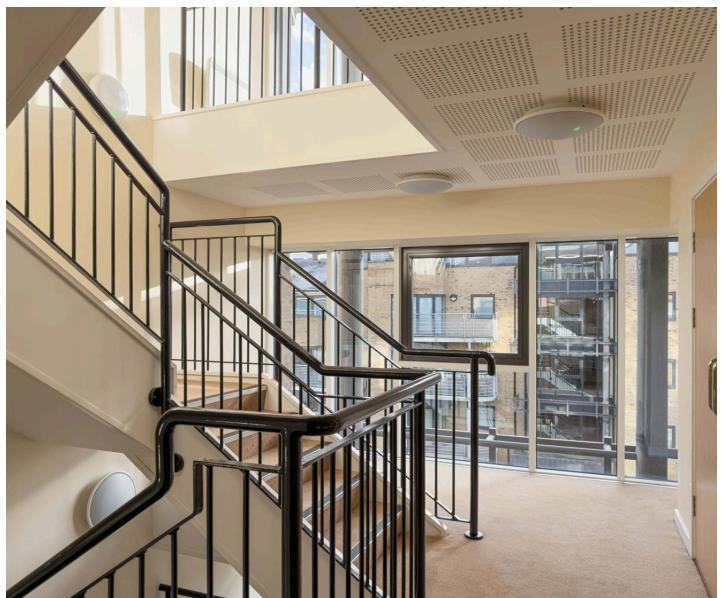
6' 4" x 9' 4" (1.92m x 2.85m)

The large bathroom consists of a white suite including bath with shower over, wall mounted toilet and white hand basin. The room has an extractor fan linked to the lighting and is fully tiled. A large, electric, wall mounted towel radiator provides heat.

Balcony

4' 0" x 11' 6" (1.21m x 3.50m)

A full private balcony area, ideal for al fresco seating.



GARDEN

Communal Gardens are maintained by the management company. Access is granted to the riverside.

Communal Entrance

The communal entrance has a pin code entry system and intercom for guests and visitors to request entry. There is a well maintained lift which covers all floors, including the sub ground car park.

Garage

Single Garage

Situated below ground, the car park has a number of visitor spaces beyond which is a private, secure gated garage for residents with a clearly numbered space for the property. Access to the apartment can be via the internal stairs or lift.



32 Florence House

SUBMITTED BY
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CREATED ON
2025-12-10

DETAILS
Total area: 74.05 m²
Living area: 70.30 m²
Floors: 1
Rooms: 6

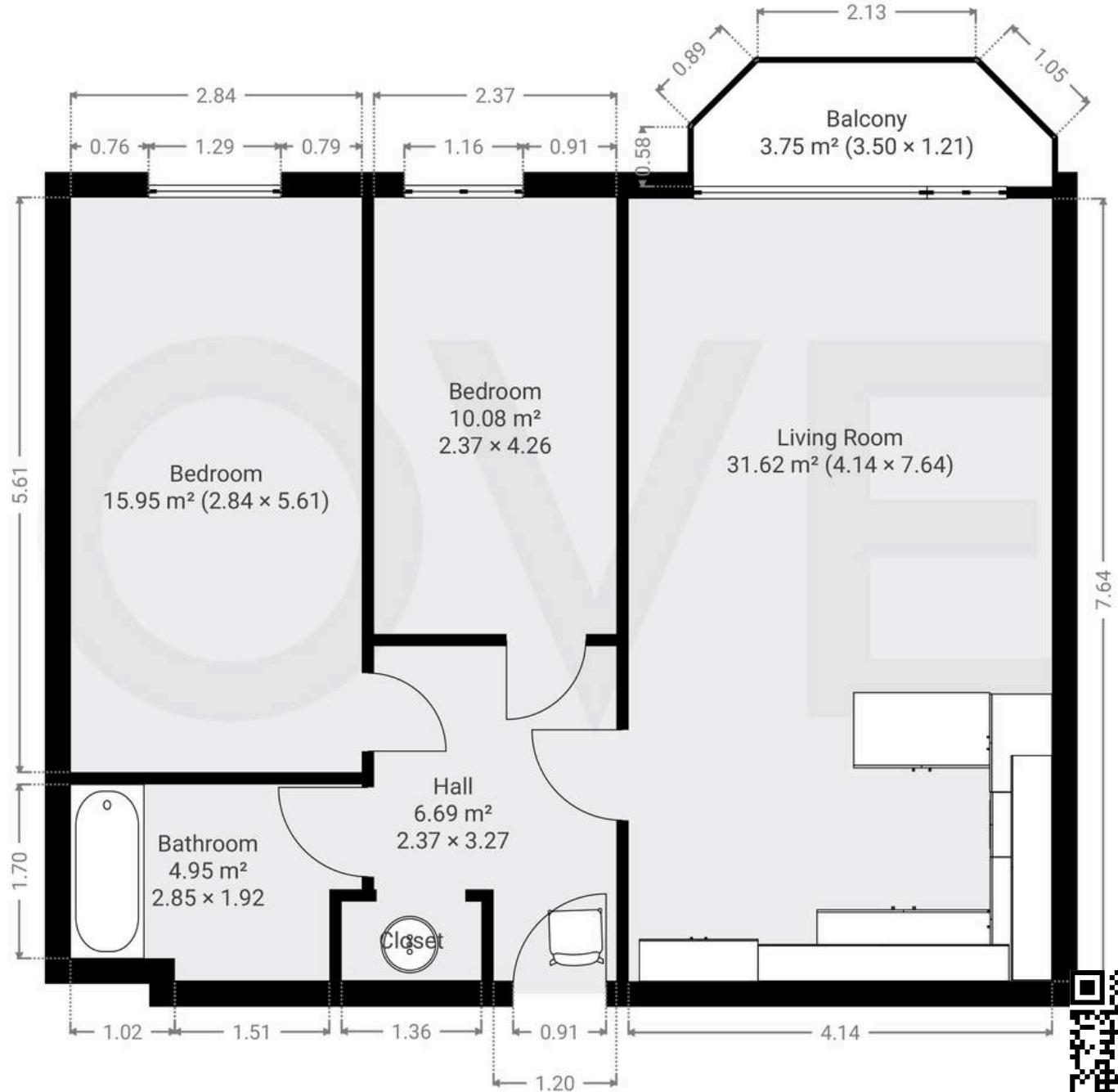
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1:58

▼ 3rd Floor

TOTAL AREA: 74.05 m² • LIVING AREA: 70.30 m² • ROOMS: 6





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