



Apartment 5 33 Bootham Row



A ground floor studio apartment with outdoor space situated off Bootham and within easy reach of York City Centre.

The open plan living/dining/kitchen area of this ground floor studio apartment is accessed via a communal entrance lobby off Bootham Row, featuring double doors that lead onto an outside area. The bespoke kitchen is designed to enhance the feeling of light and space with grey oak laminate flooring throughout this area. The shower room features Roca sanitary ware, mandarin stone tiles in the shower cubicle and marble effect tiles on the floor and behind the basin.

The development features it's own lock up bicycle store with a separate refuse area.

All interiors by Hyggeshack Interior Design.

*The photographs used are of the show apartment

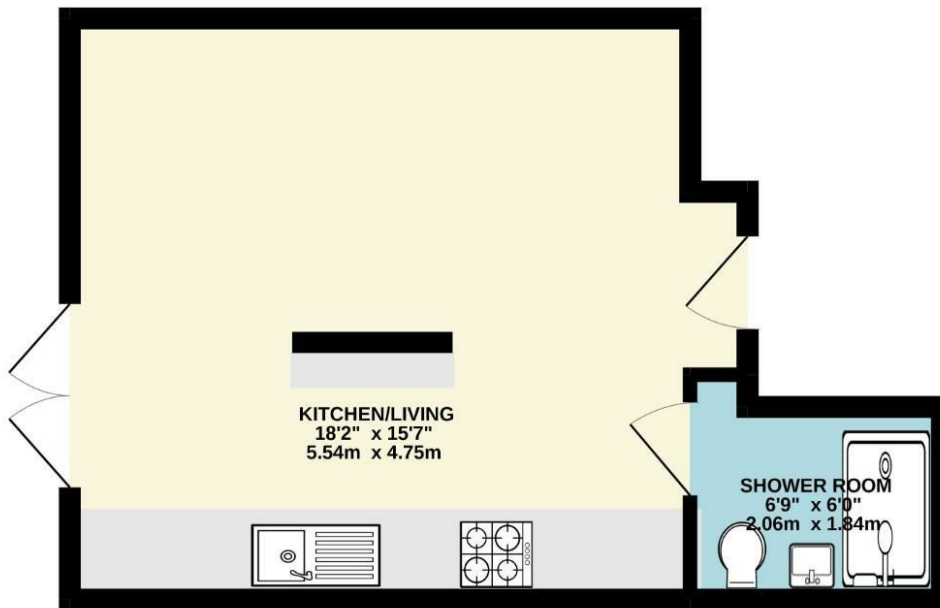
- AVAILABLE to Reserve OFF PLAN
- Ground Floor Studio Apartment
- South Facing Terrace
- Flexible Living Space
- Fitted Kitchen with Integral Appliances
- Shower Room
- Located Close to York City Centre
- No Letting Restrictions
- Excellent Investment Opportunity

£175,000



Ashtons

GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 301 sq.ft. (27.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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