



1 Block D, Aviator Court Clifton Moor  
York, YO30 4UZ  
**£700 PCM**

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**\*AVAILABLE NOW\***

**LARGE ONE BEDROOM GROUND FLOOR APARTMENT** within this newly converted development convenient for local amenities and easy access to the by-pass. The property is finished to a very high specification and comprises private entrance, large living room with open plan contemporary kitchen with fitted appliances, double bedroom and modern shower room. sorry no pets

**Open Plan Living Kitchen**

19'7" x 17'1" (5.97m x 5.21m)

**Bedroom**

11'8" x 10'11" (3.56m x 3.35)

**Shower Room**

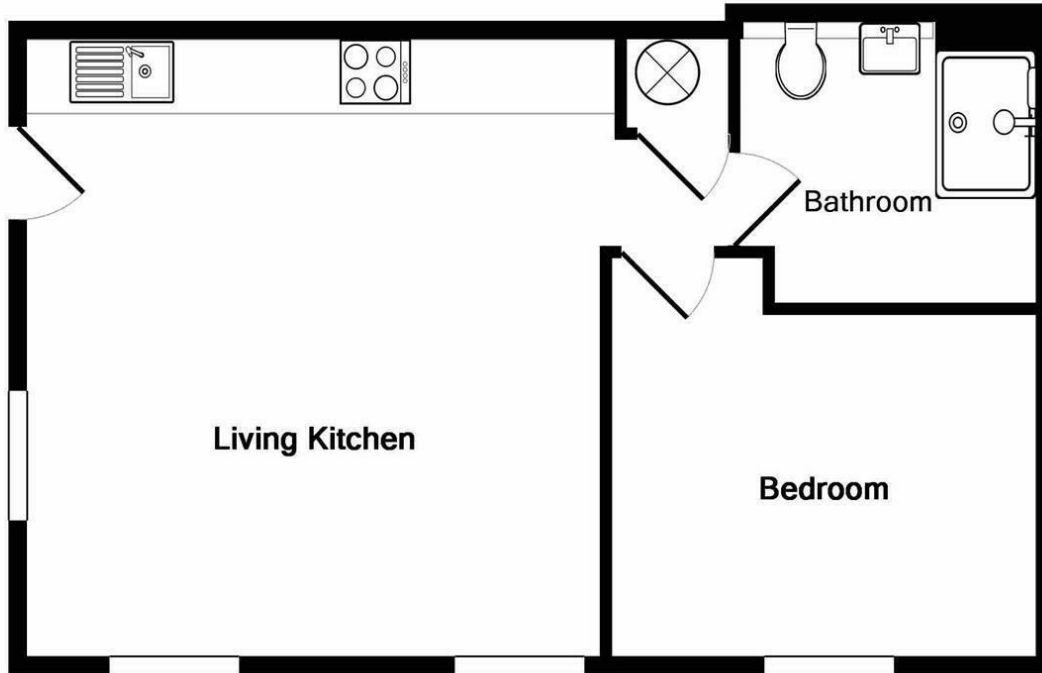
7'10" x 8'0" (2.39m x 2.44m)

**Outside**





## FLOOR PLAN



Total Approx. Floor Area 463 Sq.Ft. (43.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	<b>62</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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