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## 80 Alma Terrace , York, YO10 4DJ

A stylish and modern two-bedroom purpose-built apartment situated in the highly desirable Fulford area of York, offering spacious accommodation, allocated parking and a balcony accessible from both bedrooms.

**Asking Price £240,000**

# 80 Alma Terrace

, York, YO10 4DJ



- Modern purpose-built apartment
- Open-plan living and dining area
- Allocated parking space
- Excellent first-time buy or investment opportunity (estimated 6-7% yield)
- Two generous double bedrooms
- Contemporary kitchen
- Ready to move straight into
- Private balcony accessed from both bedrooms
- Fully tiled bathroom with bath and separate shower
- Popular Fulford location

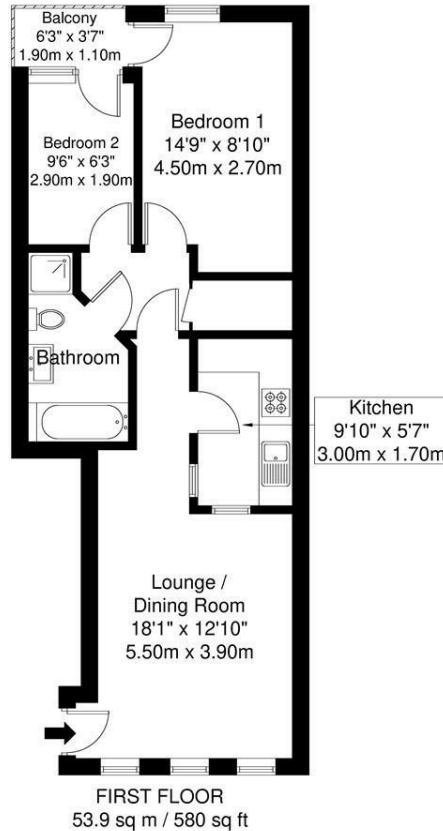


## Directions



# Floor Plan

## Apartment 5, 80 Alma Terrace



**APPROXIMATE GROSS INTERNAL AREA = 53.9 sq m / 580 sq ft**

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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>		71	71
(55-68) <b>D</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	