



**17 Ramsey House, York, YO31 7SG**  
**£1,200 PCM**

A contemporary two-bedroom apartment, ideally located within walking distance to the City centre and nearby amenities and boasting one allocated parking space. Available late February on a long term tenancy.

## **Property Description**

This property is located on the top floor of this secure development and is accessed via a communal stairway. Upon entering, you are greeted by the spacious hallway with storage cupboard; two large bedrooms, one with a walk-in wardrobe area and the second with a separate en-suite with shower, lavatory and basin; there is a family bathroom with a three-piece fitted suite; and finally there is a large open plan living-kitchen area, complete with plush sofa, tables, and a modern fitted kitchen including fridge-freezer, oven, hob, washing-machine, and dishwasher.

Externally, there is one allocated car park space and a number of visitor spaces for guests (permits required).

Available early March.

## **Costs & Utilities**

This property is served by mains water/drainage and electricity. We understand that there is superfast broadband available in the area and there is mobile connectivity from all four major suppliers. We would encourage prospective tenants to make their own enquiries with Ofcom.

The rent stands at £1,200 and we politely request a deposit of £1,300 which will be held with the Deposit Protection Service (DPS) until the end of your tenancy.

We are advised that this property is in council tax band C (£1,812.14 per annum).

## **Holding Deposits**

Upon successful application, we will politely request a holding deposit of £150. A Holding Deposit is taken to secure a property off the market whilst an application is considered and references and credit checks are processed. It is our practice to refund the holding deposit by deducting it from the first payment of rent, unless applicants require it to be refunded separately.

A holding deposit will not be refunded if the tenancy is not taken up for any of the following reasons:-

Any reference or credit check is not satisfactory; or  
Any information supplied on the application form is untrue, inaccurate or misleading; or

The applicant changes their mind and decides not to take the tenancy applied for or delays in doing so; or

Any reference has not been received within 14 days of request and the property is remarketed; or

If an applicant does not have the right to rent the property pursuant to the Immigration Act 2014 and that was not mentioned in their application form.

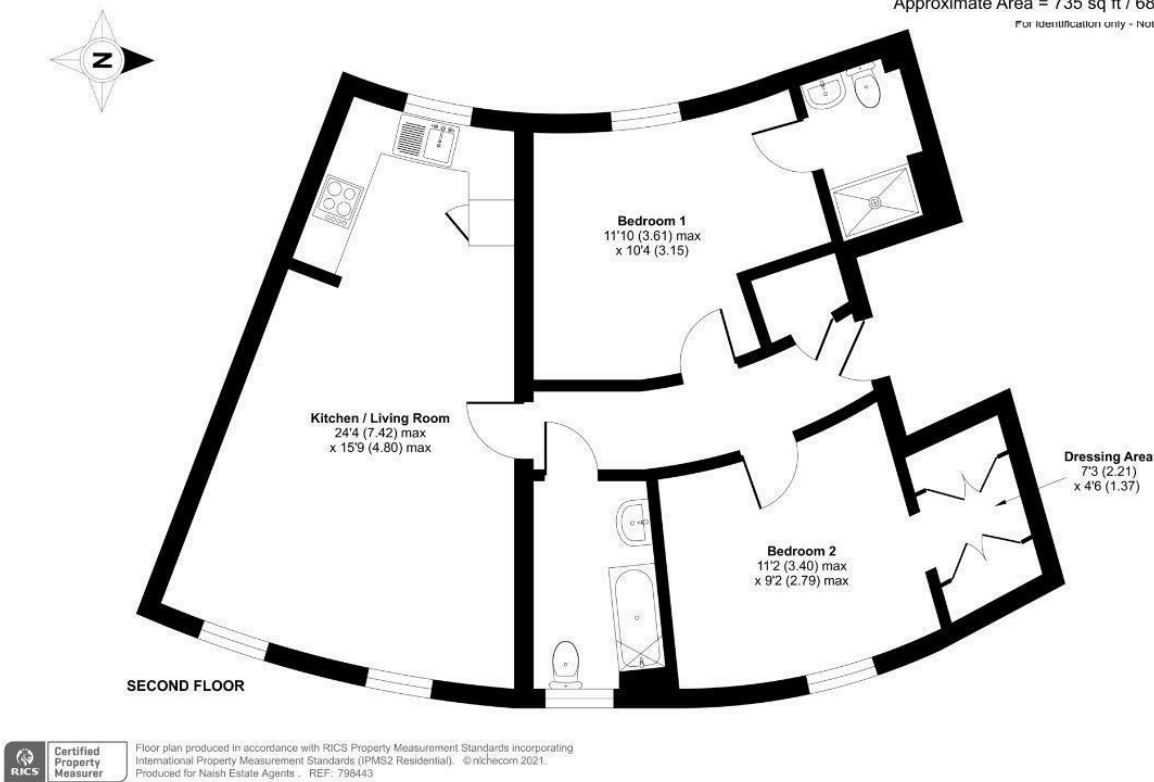


Floor Plan

St. Johns Walk, York, YO31

Approximate Area = 735 sq ft / 68 sq m

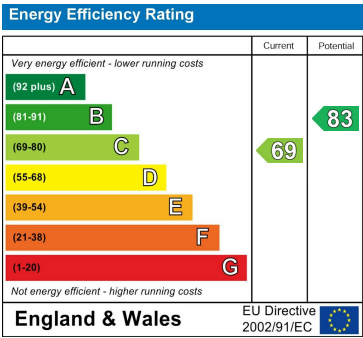
For identification only - Not to scale



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.