

**17 Ramsey House, York, YO31 7SG**  
**£1,250 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 Mid 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 £1,250 and we politely request a deposit of £1,442 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

## Environs

Originally part of a smaller village, the area around this development has since been absorbed as a suburb of York whilst retaining a large portion of its charming village character. Glen Gardens and the nearby Monk Stray provide green and recreational spaces for locals and there are a series of convenience stores and independent retailers located along neighboring East Parade.

There are larger supermarkets nearby at Foss Islands, with the historic city centre beyond being around a 15-20 minute walk. The coastliner Bus service runs regularly on this route, allowing convenient access to both Scarborough, Whitby, Malton on the eastbound line and York centre, Tadcaster and Leeds accessible via the westbound service.

## 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

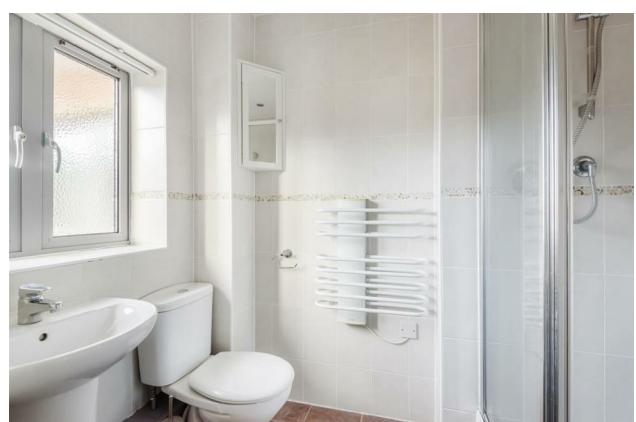
checks are processed. It is our practice to refund the holding deposit by deducting it from the first payment of rent, unless applicants require it to be returned.



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



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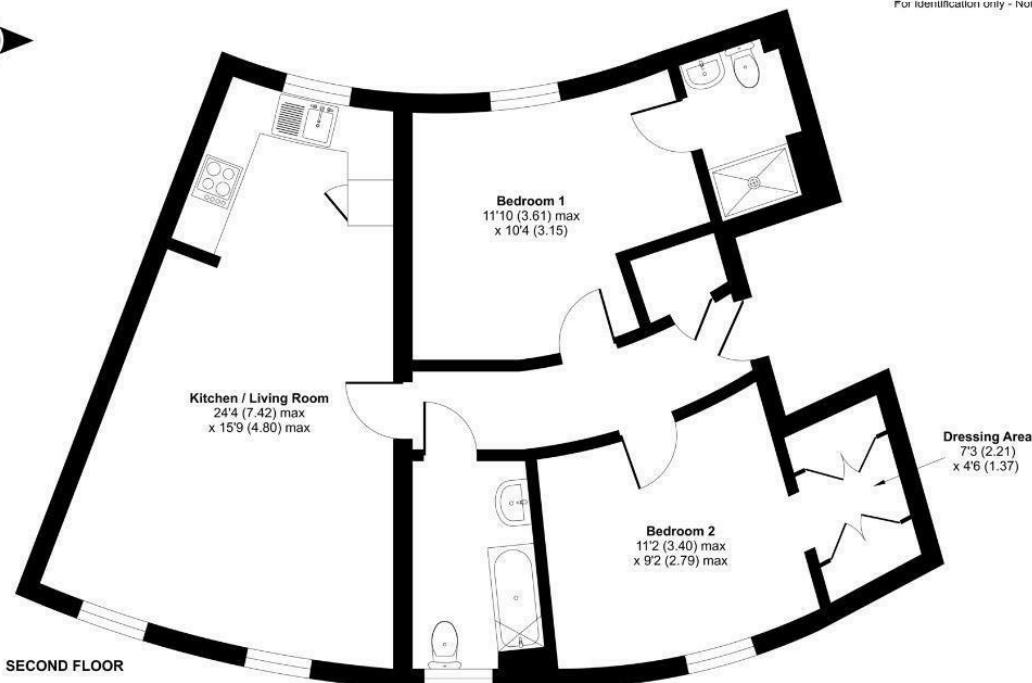


## Floor Plan

### St. Johns Walk, York, YO31

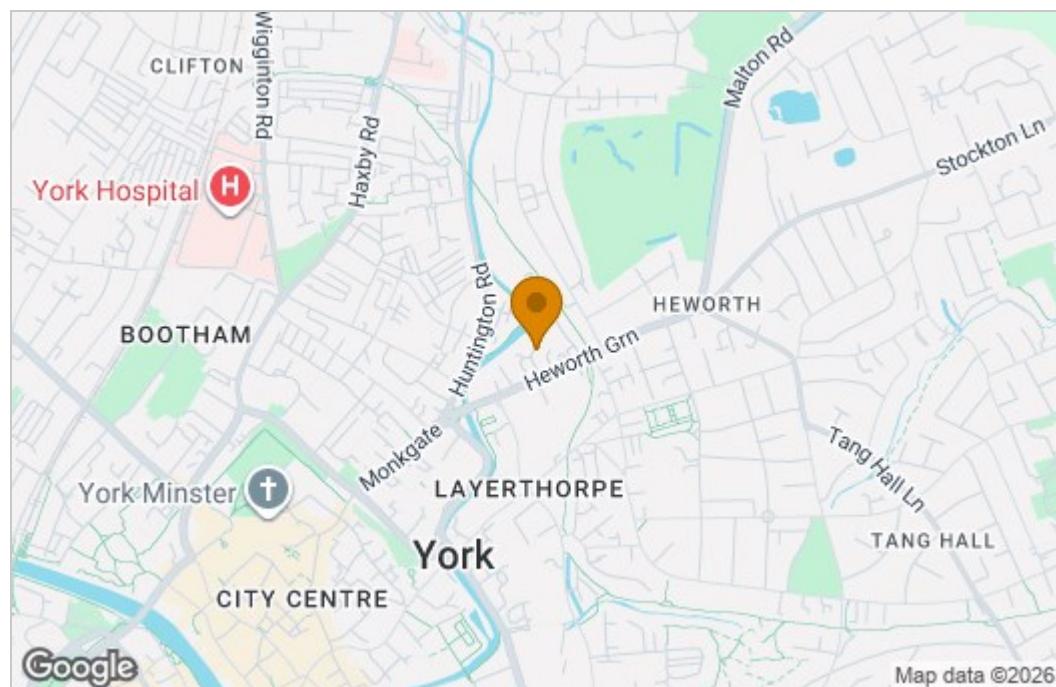
Approximate Area = 735 sq ft / 68 sq m

For identification only - Not to scale

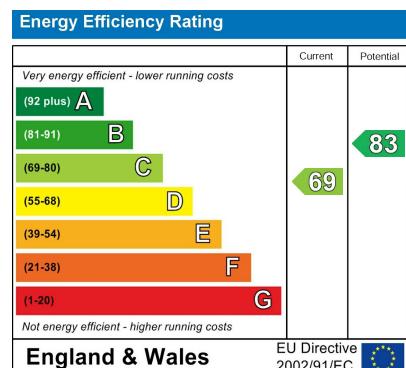


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©michecom 2021. Produced for Naish Estate Agents, REF: 798443

## Area Map



## Energy Efficiency Graph



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