

MARLBOROUGH WHARF, YORK YO10

£1,195 pcm

2 bedroom apartment to let

LINLEY &
SIMPSON



- **Stunning City Centre Apartment**
- **Private Allocated Parking Space**
- **Fabulous River Views**
- **Two Double Bedrooms**
- **Large Spacious Living Area**
- **Furnished & Available Now**

A stunning two bedroom luxury apartment located right in the heart of the city and offering spacious open plan living with views down to the River Ouse. The sought after development is ideal for anyone wanting easy access to the railway station and the property also has many amenities nearby. There is also a simple route out of the city towards the A64.

The fully furnished impressive internal accommodation is beautifully presented throughout and entered through a well-proportioned hallway with storage. The centrepiece of the home is the amazing open plan living space with French doors opening onto a patio area with the best river views. The lounge/diner leads into a fitted kitchen with built-in appliances including an induction hob, oven, fridge, freezer, washer/dryer and a dishwasher. The accommodation continues with a master bedroom bathed in light from floor to ceiling windows and featuring a built-in wardrobe and an en-suite shower room. There is a second bedroom with a further private courtyard and finally a three piece bathroom.

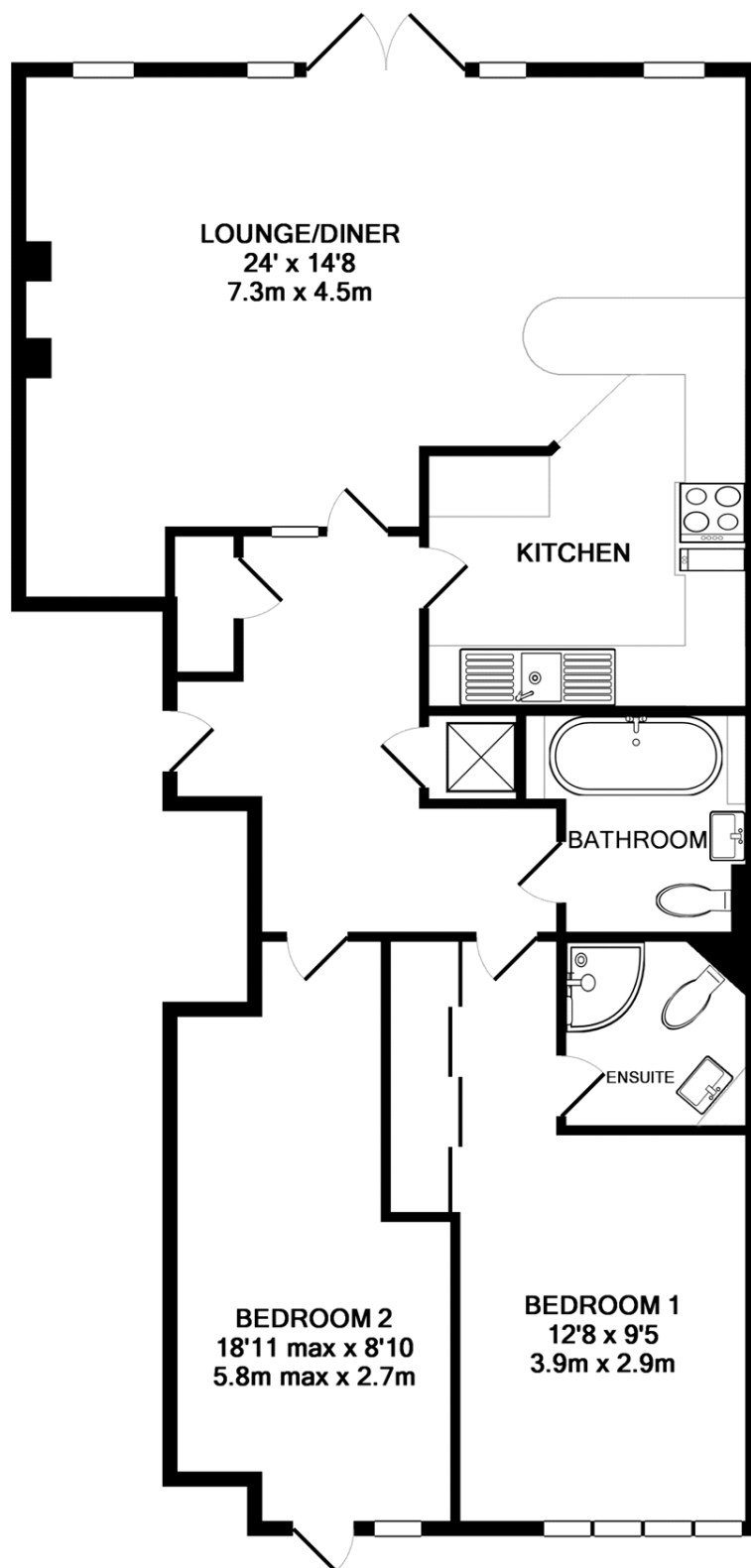
Outside the development there is an allocated parking space and bicycle storage. There are also the advantages of electric heating, double glazing and a communal satellite dish. No smokers or pets.

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details



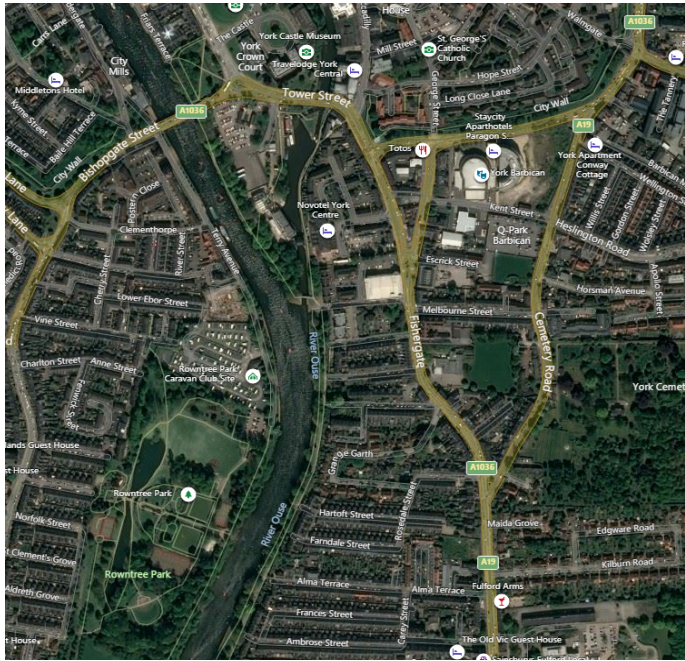
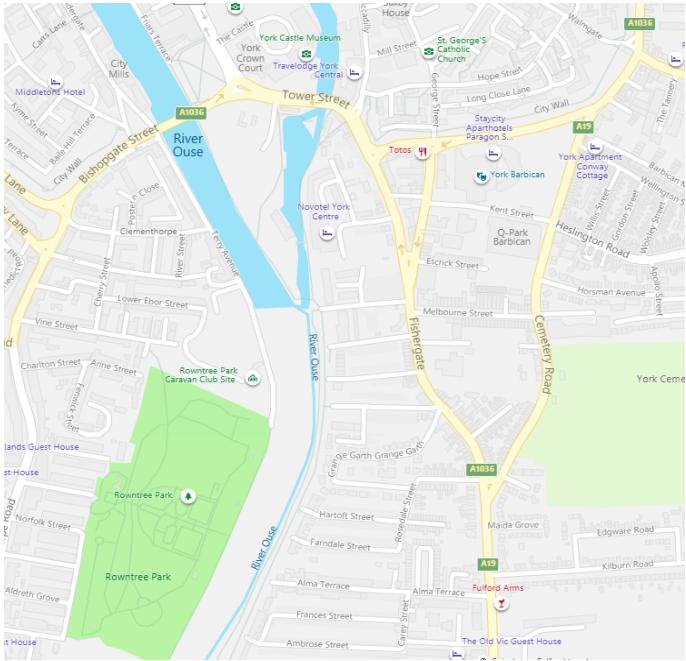
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TOTAL APPROX. FLOOR AREA 956 SQ.FT. (88.8 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Fees and Terms: For full details see www.coalters.com/TenantsTermsandConditions.pdf
Local Authority: City of York Council
Council Tax: Band E - £1,943.83 per year (York 2018/19)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

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www.linleyandsimpson.co.uk

Monday - Thursday
8:30am to 6:00pm
Friday
8:30am to 5:00pm
Saturday
9:00am to 4:00pm



We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.