

**STUDIO FLAT**



**St Mary's  
Bootham  
York YO30 7DD**

**studio flat**

**£TBA per month**

**available from TBA**

**strictly no smoking / no pets**

Furnished studio flat in grade 2 listed town house.

The accommodation, which was completely renovated in 2010, comprises main room with kitchen area and a shower room with toilet and washbasin.

The lounge / bedroom faces garden with two large windows providing plenty of light.

Furnishings and equipment include: double bed, wardrobe, drawers, settee, dining table and chairs, built in fan assisted oven, ceramic hob, fridge and washer dryer.

The flat is wired for NTL cable services and has a BT telephone point, security keys and an electronic door intercom and entry system.

On street car parking controlled by residents' permits.

Situated about five minutes walk from the city centre and less than ten minutes from the train station this is ideally located for a wide range of individuals.

More suitable for single occupant though has accommodated a couple.

Pictures follow.

**Interior:**

large studio  
well equipped kitchen  
separate shower room  
with toilet

**Exterior:**

residents' parking  
gardens  
secure bike storage

**Kitchen:**

built in oven & hob  
microwave oven  
fridge  
washer dryer

**Entertainment:**

wired for ntl cable  
services

**Comfort & safety:**

gas central heating  
door intercom  
fire alarm system  
security keys


26/11/2010

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## STUDIO FLAT

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	