



Apartment (EPC Rating: )

## 1 25 YORK VILLAS, BN1 3TS

Per Month

# £1,700 Per

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in

STUNNING NEW BUILD BUILD | VACANT AND READY TO MOVE IN NOW | 2 BEDROOMS

This new build property boasts 1 reception room, 2 bedrooms, and 2 bathrooms, offering ample space for comfortable living.

As you step into this unfurnished apartment, you'll be greeted by a contemporary design that is perfect for those seeking a stylish and sleek living space. The property is ideal for individuals, couples or small families looking for a modern home to make their own.

One of the highlights of this apartment is its communal gardens, providing a tranquil escape from the hustle and bustle of city life. Whether you enjoy a morning coffee outdoors or a relaxing evening stroll, the communal gardens offer a peaceful retreat right at your doorstep.

Located in a desirable area by Brighton train station, York Villas offers convenience and accessibility to a range of amenities, including shops, restaurants, and transport links. This property presents a fantastic opportunity for anyone looking to embrace modern living in a vibrant community.

Don't miss out on the chance to make this new build apartment your own. Contact us today to arrange a viewing and take the first step towards calling York Villas your new home.

Welcome to York Villas, a stunning new build apartment located in a prime location. This modern property boasts 1 reception room, 2 bedrooms, and 2 bathrooms, offering ample space for comfortable living.

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## Property description

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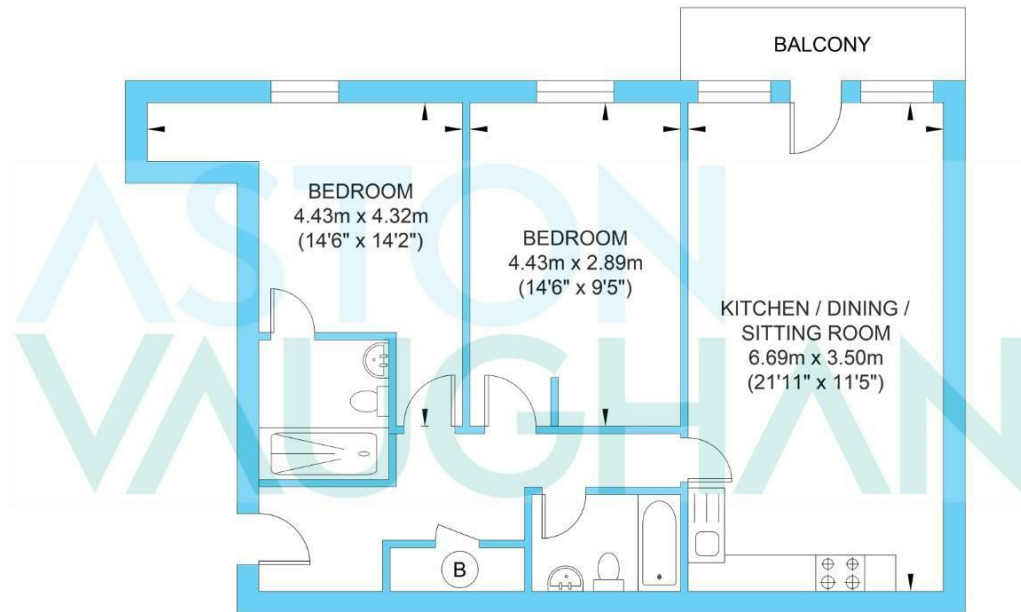
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## 25 York Villas



First Floor Flat 1  
Approximate Floor Area  
688.67 sq ft  
(63.98 sq m)



Approximate Gross Internal Area = 63.98 sq m / 688.67 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

**01273 253000**

Energy Performance Graph

[info@astonvaughan.co.uk](mailto:info@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

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>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.