

Apartment (EPC Rating: )

## 2 24 YORK VILLAS, BN1 3TS

Per Month

# £1,400 Per

**ASTON  
VAUGHAN**  
Sales and Lettings



# 1 Bedroom Apartment located in

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

Welcome to York Villas, a stunning new build apartment located in a prime location. This property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one cosy bedroom and a modern bathroom, this apartment offers comfort and style in one package.

The luxury finish of this apartment is evident throughout, from the sleek fixtures in the bathroom to the contemporary design of the kitchen. The property comes equipped with new appliances, ensuring convenience and efficiency in your day-to-day activities. Although unfurnished, the potential to make this space your own is limitless.

One of the highlights of this property is the access to communal gardens, providing a tranquil escape from the hustle and bustle of city life. Whether you enjoy a morning coffee surrounded by greenery or an evening stroll, these gardens offer a peaceful retreat right at your doorstep.

If you are looking for a modern and stylish apartment with a touch of luxury, York Villas is the perfect place to call home. Don't miss out on the opportunity to make this beautiful apartment your own.

## Property Description

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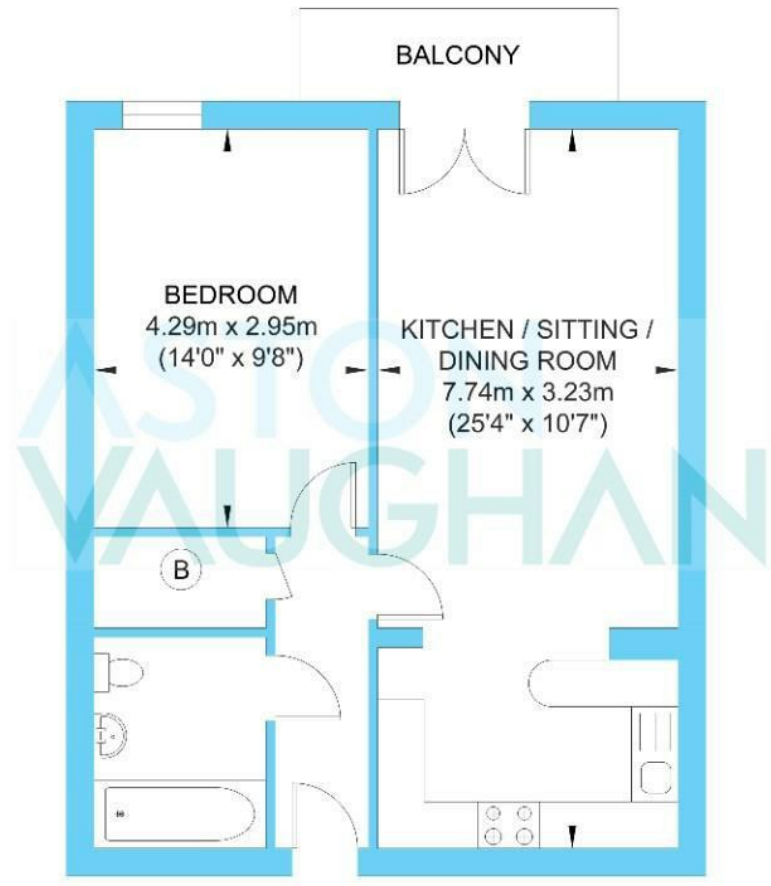
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## 24 York Villas



First Floor Flat 2  
Approximate Floor Area  
523.23 sq ft  
(48.61 sq m)

Approximate Gross Internal Area = 48.61 sq m / 523.23 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

**01273 253000**

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

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

### Energy Performance Graph

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.