



Icona 2 Eboracum Way
York, YO31 7AN
£1,100 PCM



****Modern Apartment Close to City Centre****

This wonderful, fully furnished, modern apartment less than a 10 minute walk to York City Centre has become available. As you enter the property you are greeted by a wonderful open plan kitchen, complete with all white goods and living space benefitting from lots of natural daylight.

Located just off the living space is a double bedroom as well as a modern three piece bathroom suite.

The property is to be let on a fully furnished basis and would be perfect for a couple or an individual working professional.

A viewing is highly recommended

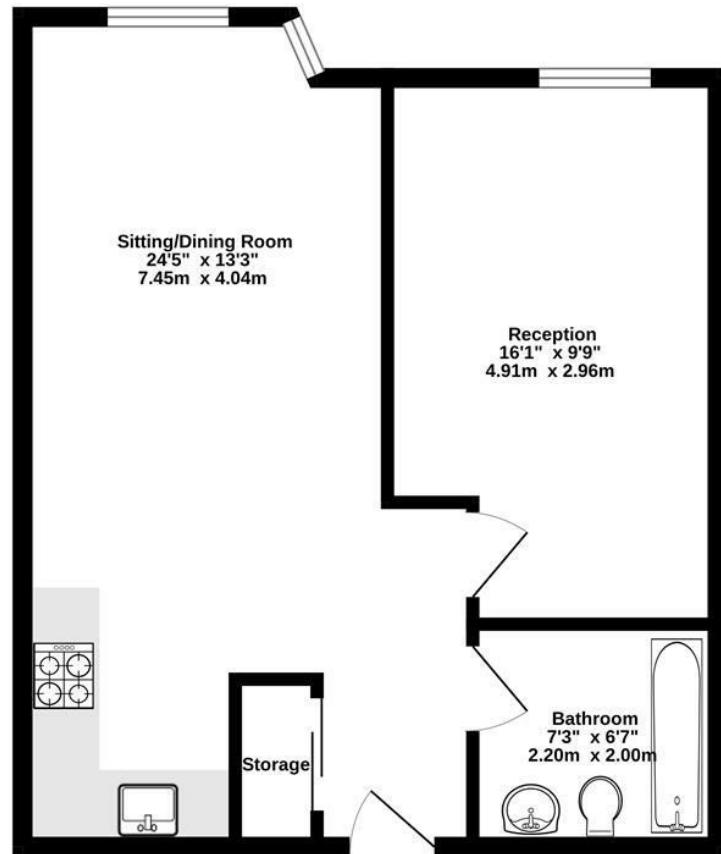
EPC Rating B

Council Tax Band B



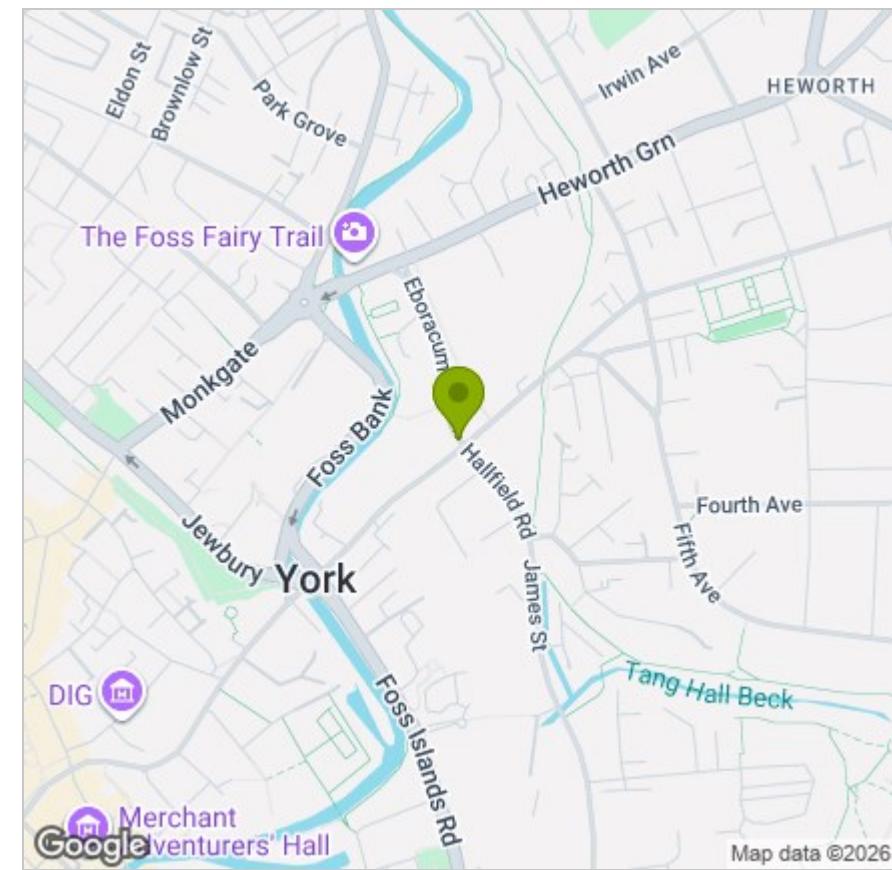
FLOOR PLAN

Ground Floor
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq ft. (44.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.