



27 Icona 2, Eboracum Way
York, YO31 7AN

£1,300 Per Month

1 1 1 B

AVAILABLE NOW

Located in a recently built block of apartments in the popular Layerthorpe area of York, this flat boasts connections to a choice of supermarkets, gyms, transport links and is within walking distance of the City Centre.

The property comprises an open-plan living and kitchen area, finished to a contemporary standard and equipped with modern furnishings. The kitchen is fully equipped with integrated fridge-freezer, oven, electric hobs and cooking supplies. There is a spacious bedroom with a double bed, and a modern bathroom with stylish fittings.

Early viewing is highly recommended.

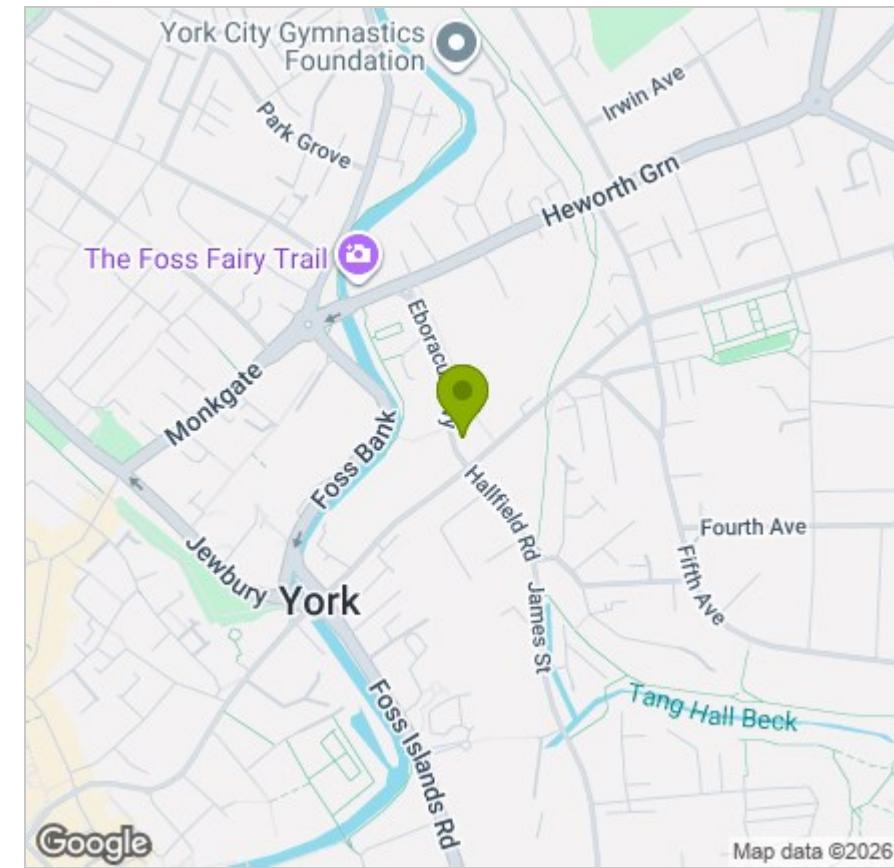
Offered fully furnished and available for immediate occupation.

EPC Band B
Council Tax Band B
Sorry, no pets are permitted.



FLOOR PLAN

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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.