

NO ONWARD CHAIN! A QUALITY ONE BEDROOM FIRST FLOOR CITY CENTRE APARTMENT! Set in this impressive development moments from York city centre and the emerging area of Layerthorpe. Icona II is a fabulous block of contemporary apartments, ready to move into and complete with bespoke fittings throughout. Accessed via a secure communal hallway it comprises entrance hallway, large living/dining kitchen with fitted appliances, double bedroom, three piece house bathroom and a large storage cupboard. Benefitting from communal areas including a free on site gym. An accompanied viewing is strongly recommended.

Open plan lounge/diner

Light and airy, modern kitchen with wall and base units, breakfast bar, integrated appliances

## **Double bedroom**

16'5" x 9'7" (5.00m x 2.92m) Full length windows, carpet, power points and tv point

## **Bathroom**

7'3" x 5'3" (2.21m x 1.60m) Luxury 3 piece bathroom with shower over, tiled walls and floor

## Large storage cupboard



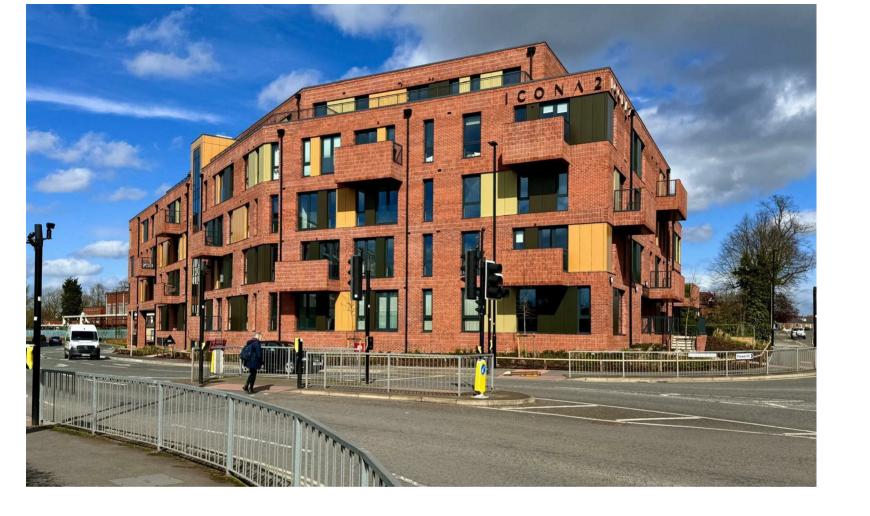












## **LOCATION FLOOR PLAN** Ground Floor 509 sq.ft. (47.3 sq.m.) approx. Heworth Grn The Foss Fairy Trail Bedroom 16'5" x 9'7" 5.00m x 2.92m Lounge/Diner 26'3" x 12'2" Fourth Ave 7.99m x 3.72m Jewbury York Tang Hall Beck DIG (III Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A Storage 76 (69-80) (55-68) (39-54)

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.

TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.

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(21-38)

Not energy efficient - higher running costs

**England & Wales** 

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EU Directive

2002/91/EC