



Flat 5 City Gate, Icona 2 Eboracum Way  
York, YO31 7AN

**Guide Price £249,950**



**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)

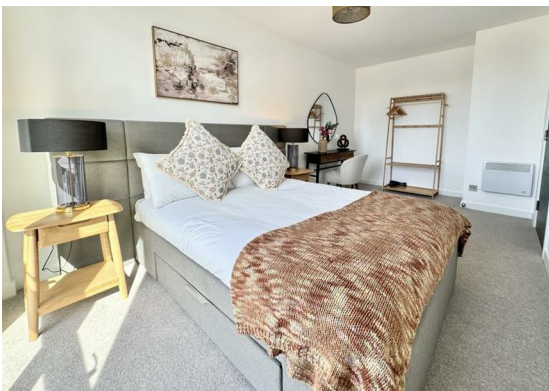
Full length windows, carpet, power points and tv point

### **Bathroom**

7'3" x 5'3" (2.21m x 1.60m)

Luxury 3 piece bathroom with shower over, tiled walls and floor

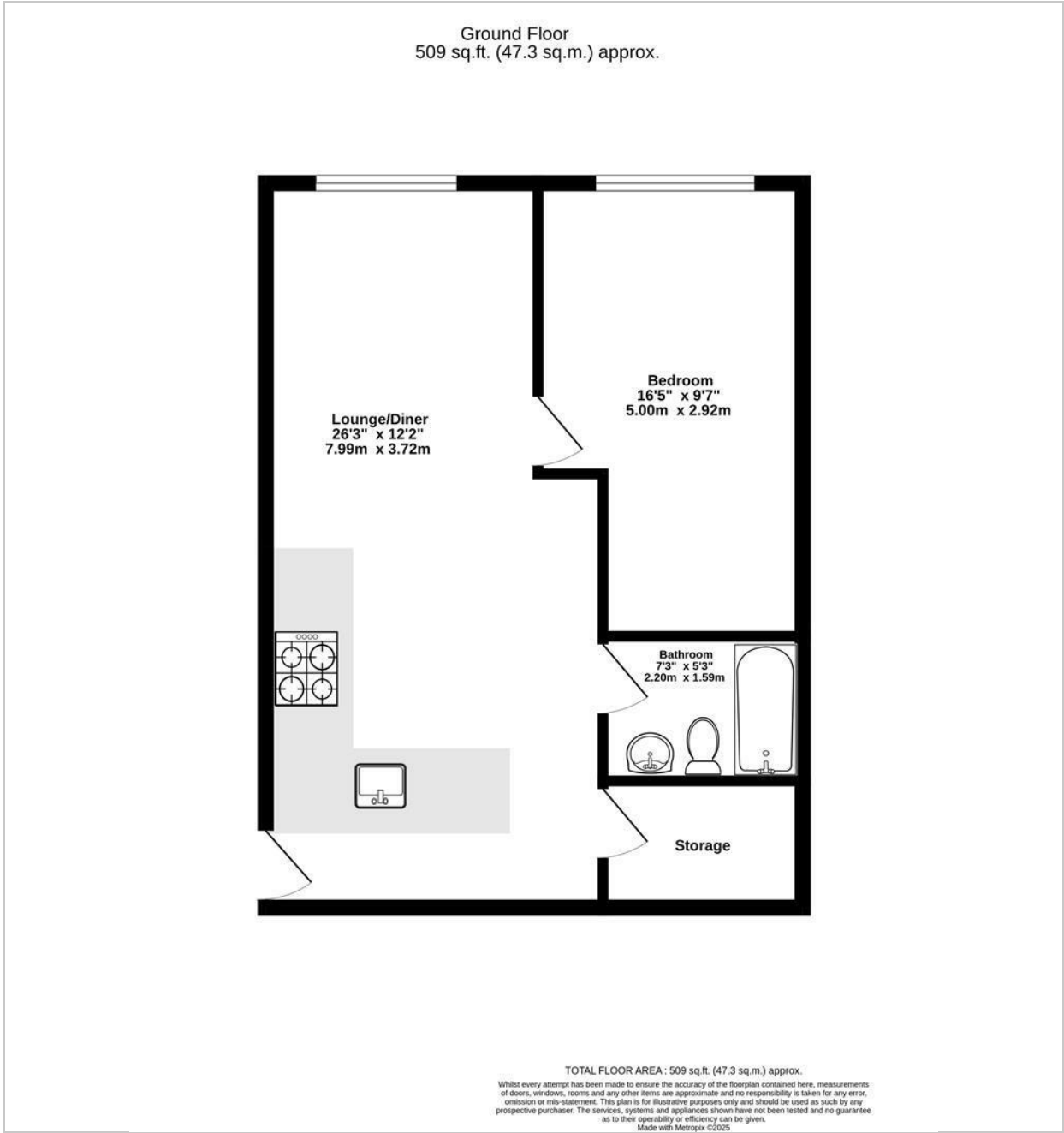
### **Large storage cupboard**



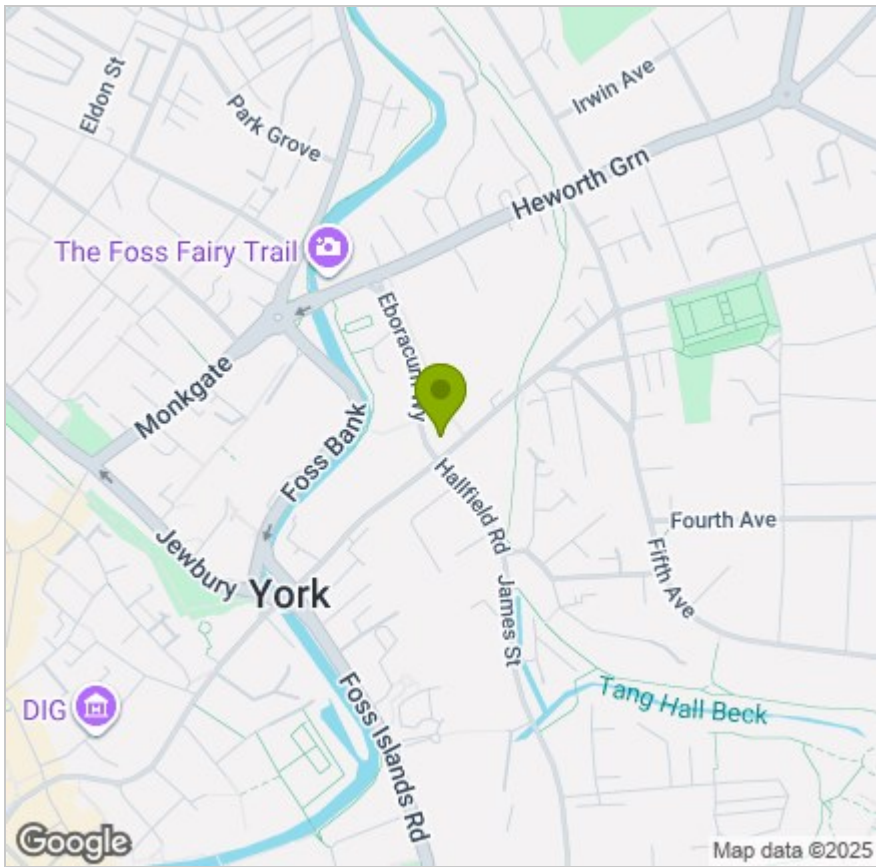




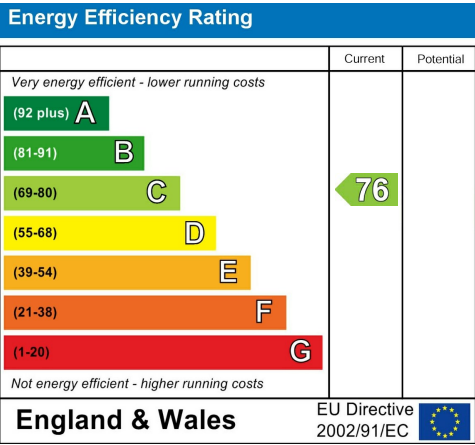
FLOOR PLAN



LOCATION



EPC



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