



Apartment 18, Iona Redeness Street  
York, YO31 7UU  
£1,400 Per Month

 2  2  1  B



UNFURNISHED! SECOND FLOOR TWO  
BEDROOM TWO BATHROOM  
APARTMENT! FABULOUS OPEN PLAN  
LIVING KITCHEN! The new ICONA  
development is situated within the emerging  
area of Layerthorpe, close to York city  
centre and Heworth village, and within close  
proximity to many shops and amenities.  
Accessed via a secure communal gated  
entrance the impressive property comprises  
a large kitchen/dining/living area with  
feature floor to ceiling windows and modern  
fitted appliances, master bedroom with en-  
suite shower room, second double bedroom  
and contemporary main bathroom. Within  
the development is a communal roof top  
terrace and large cycle store. An internal  
viewing of this impressive building is highly  
recommended.

### **Communal Hallway**

### **Entrance Hall**

### **Open Plan Kitchen/Living/Dining Room**

### **Bedroom 1**

### **En-Suite**

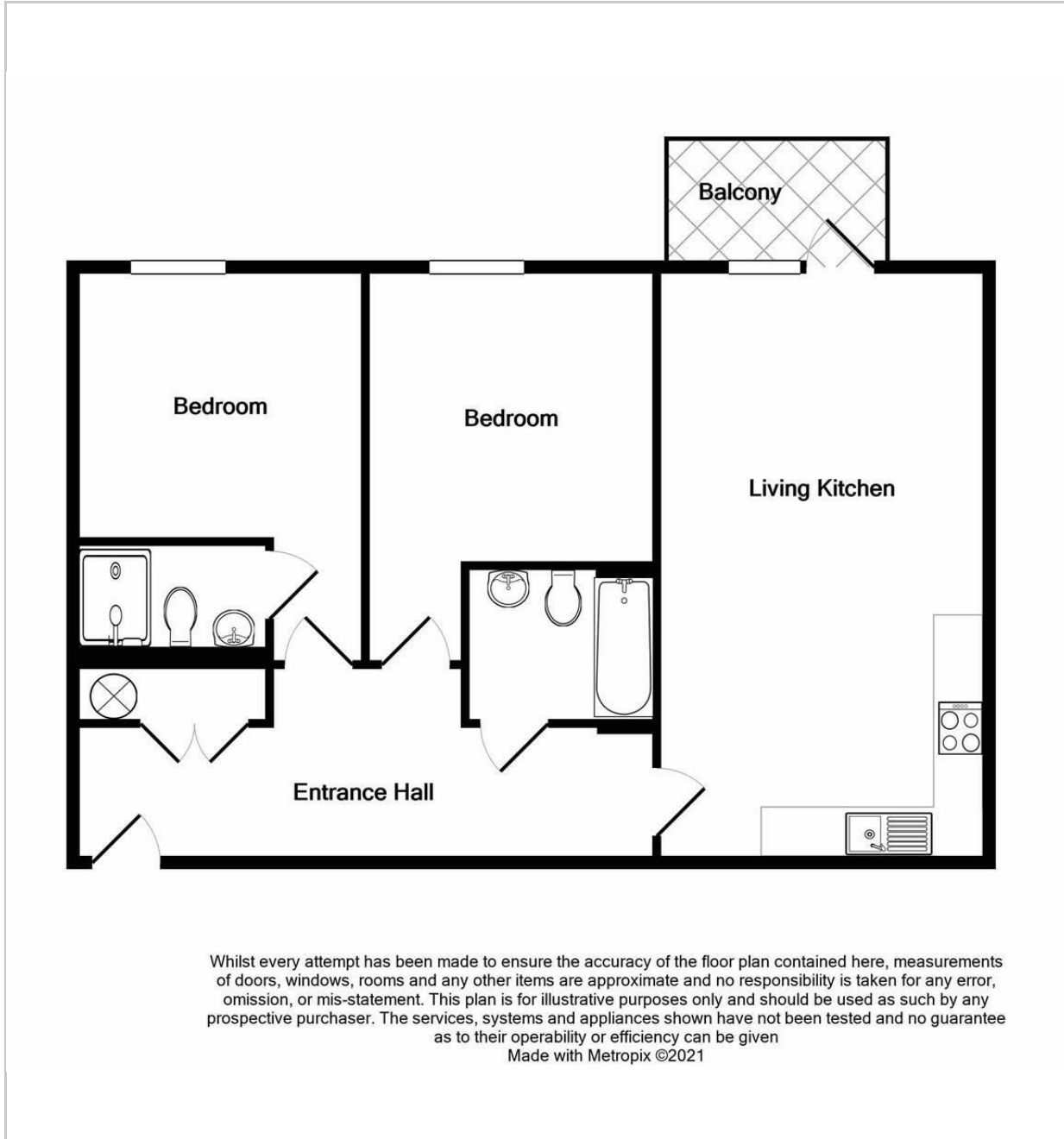
### **Bedroom 2**

### **Bathroom**

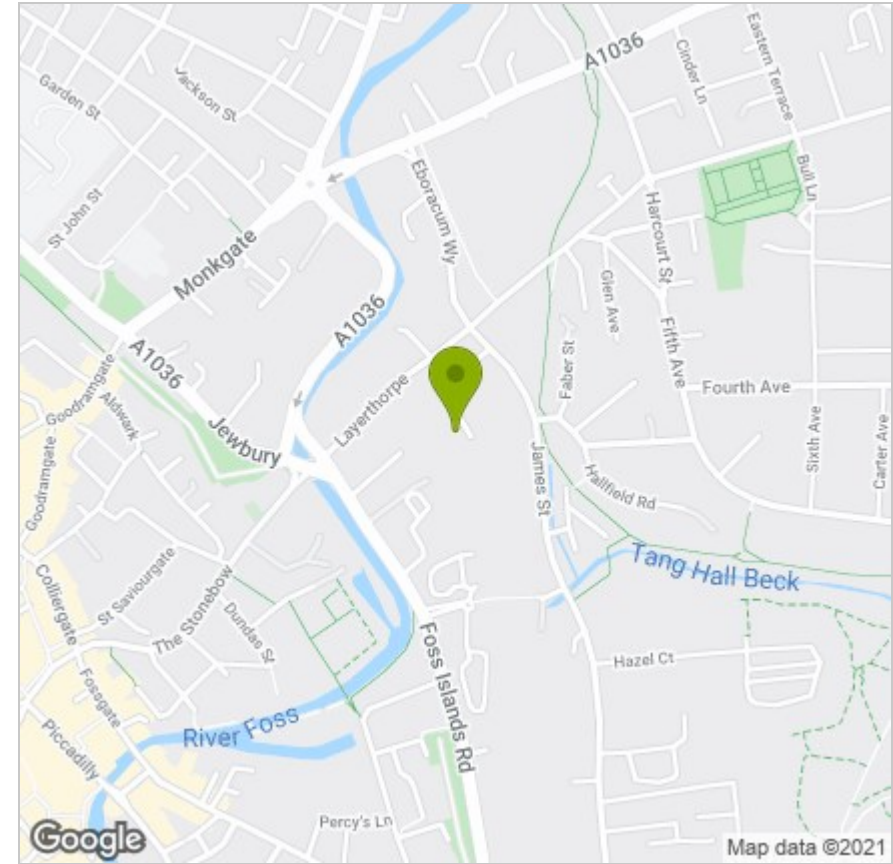
### **Balcony**



## FLOOR PLAN



## LOCATION



## EPC

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

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