



22 Icona Redeness Street
York, YO31 7UU

£1,200 Per Month



****Modern Two Bed Fully Furnished Apartment Close to City Centre Available Early March!****

This beautifully presented fully furnished, modern apartment is less than a 10 minute walk to York City Centre, and has just become available.

As you enter the property you are greeted by a large hallway which leads you down to two double bedrooms, one of which benefits from an en-suite. The property also benefits from a family bathroom and a wonderful open plan kitchen and living space, which benefits from lots of natural daylight and access to the balcony.

This property also features a large hallway storage cupboard with washing machine. The kitchen is complete with integrated white goods (fridge/freezer, oven, hob and dishwasher).

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

This property does not come with a parking.

Council tax band - D // EPC Rating - C

Communal Hallway

Entrance Hall

Open Plan Kitchen/Living/Dining Room

Bedroom 1

En-Suite

Bedroom 2

Bathroom

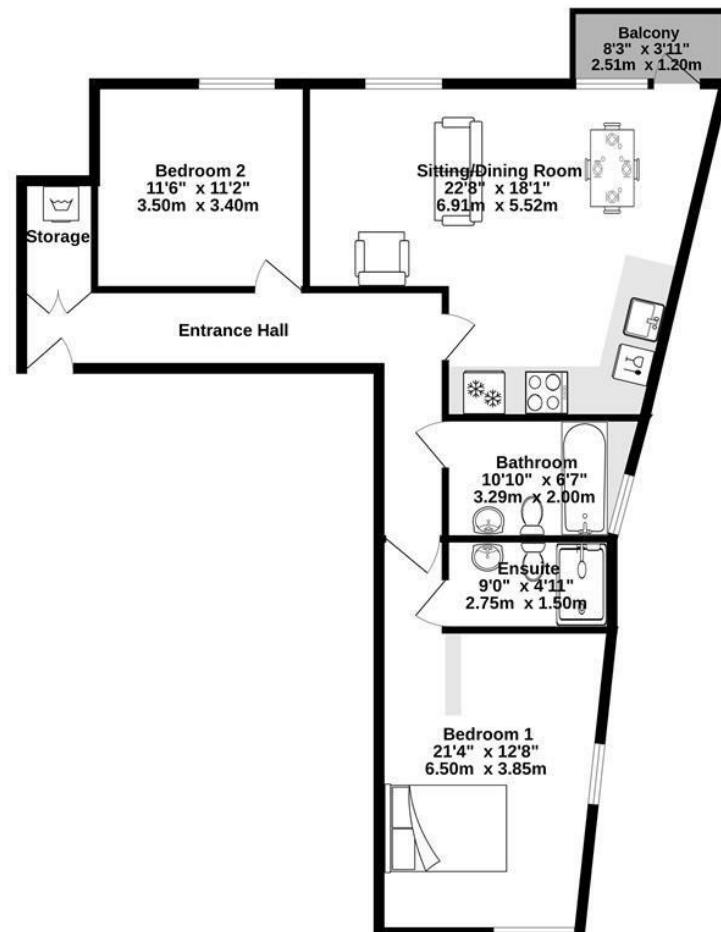
Balcony





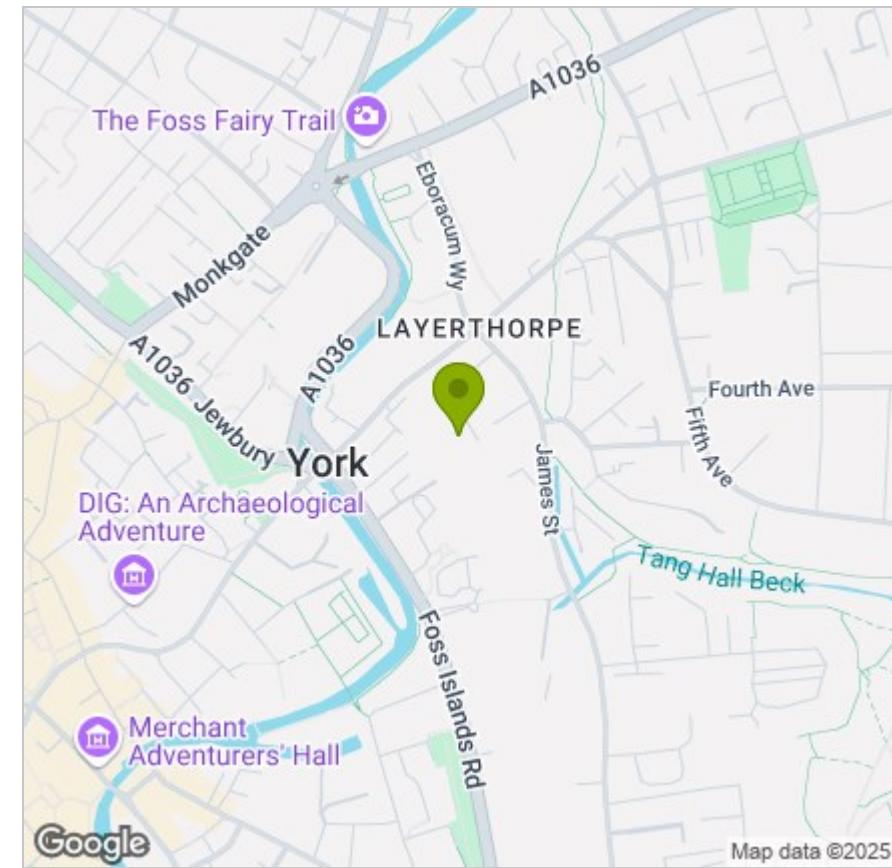
FLOOR PLAN

Ground Floor
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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	74
(55-68)	D	74
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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