



Flat 5 City Gate, Icona 2 Eboracum Way

York, YO31 7AN

**Guide Price £225,000**

**NO ONWARD CHAIN! A QUALITY ONE BEDROOM FIRST FLOOR CITY CENTRE APARTMENT! IDEAL INVESTMENT OR FIRST TIME BUY.** 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

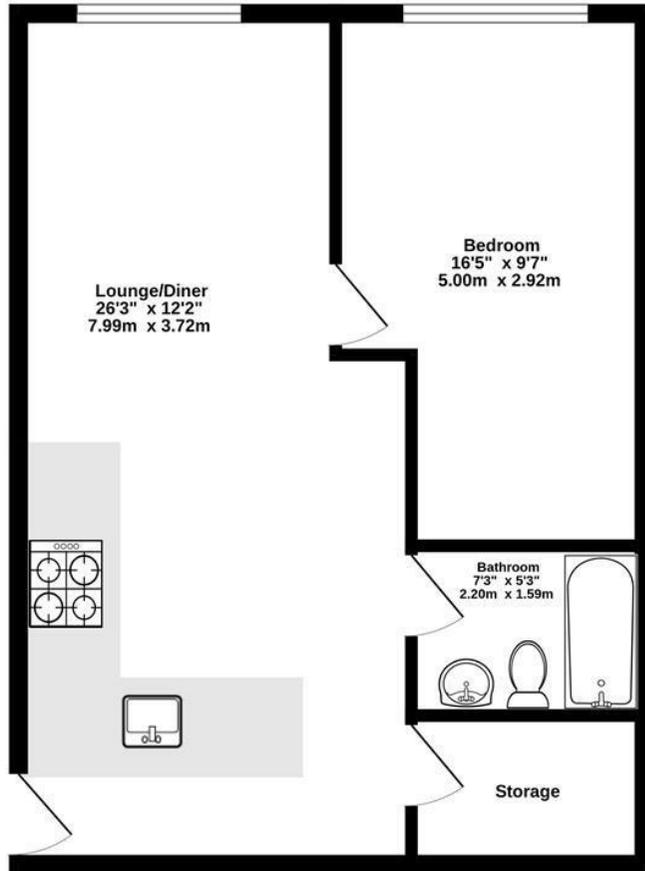
**Large storage cupboard**





## FLOOR PLAN

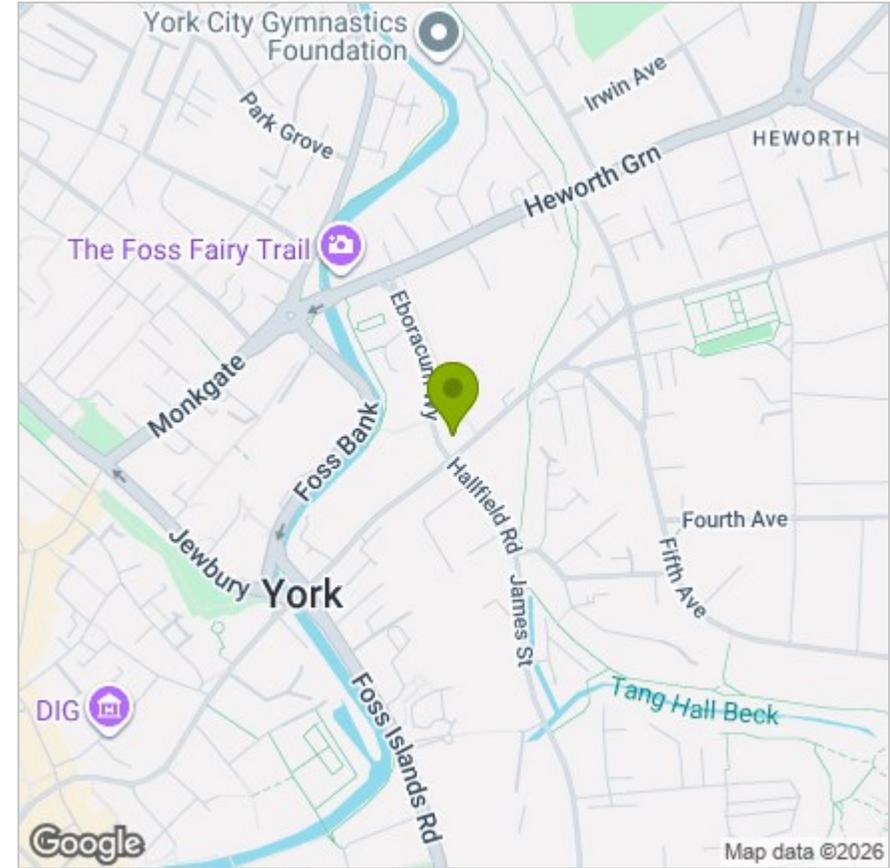
Ground Floor  
509 sq.ft. (47.3 sq.m.) approx.



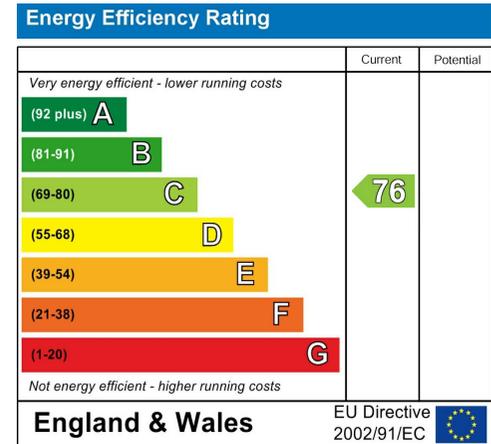
TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.

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



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