






Icona Redeness Street

York, YO31 7UU

Guide Price £375,000

 2  2  1  C

**TWO BEDROOM, TWO BATHROOM  
THIRD FLOOR APARTMENT WITH  
FABULOUS OPEN PLAN LIVING KITCHEN  
AND BALCONY!** Located in the new ICONA  
development 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 first floor property  
comprises large kitchen/dining/living area  
with feature balcony 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 apartment is highly  
recommended.

**Communal Hallway**

**Entrance Hall**

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

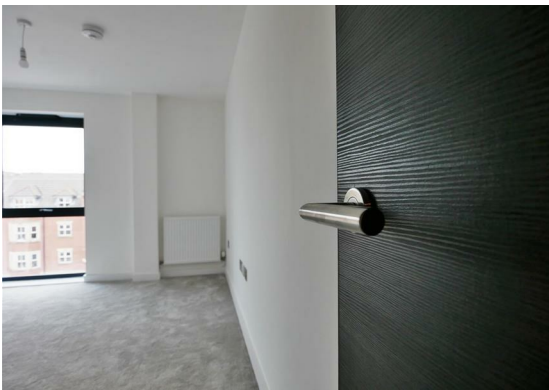
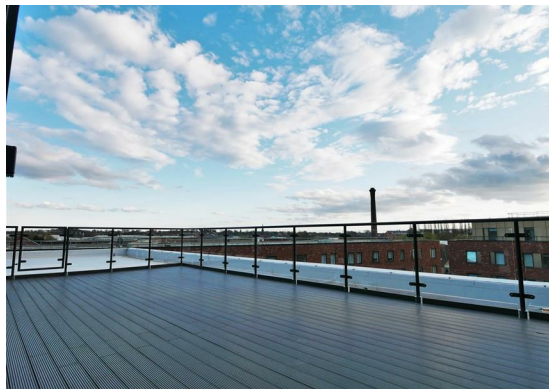
**Bedroom 1**

**En-Suite**

**Bedroom 2**

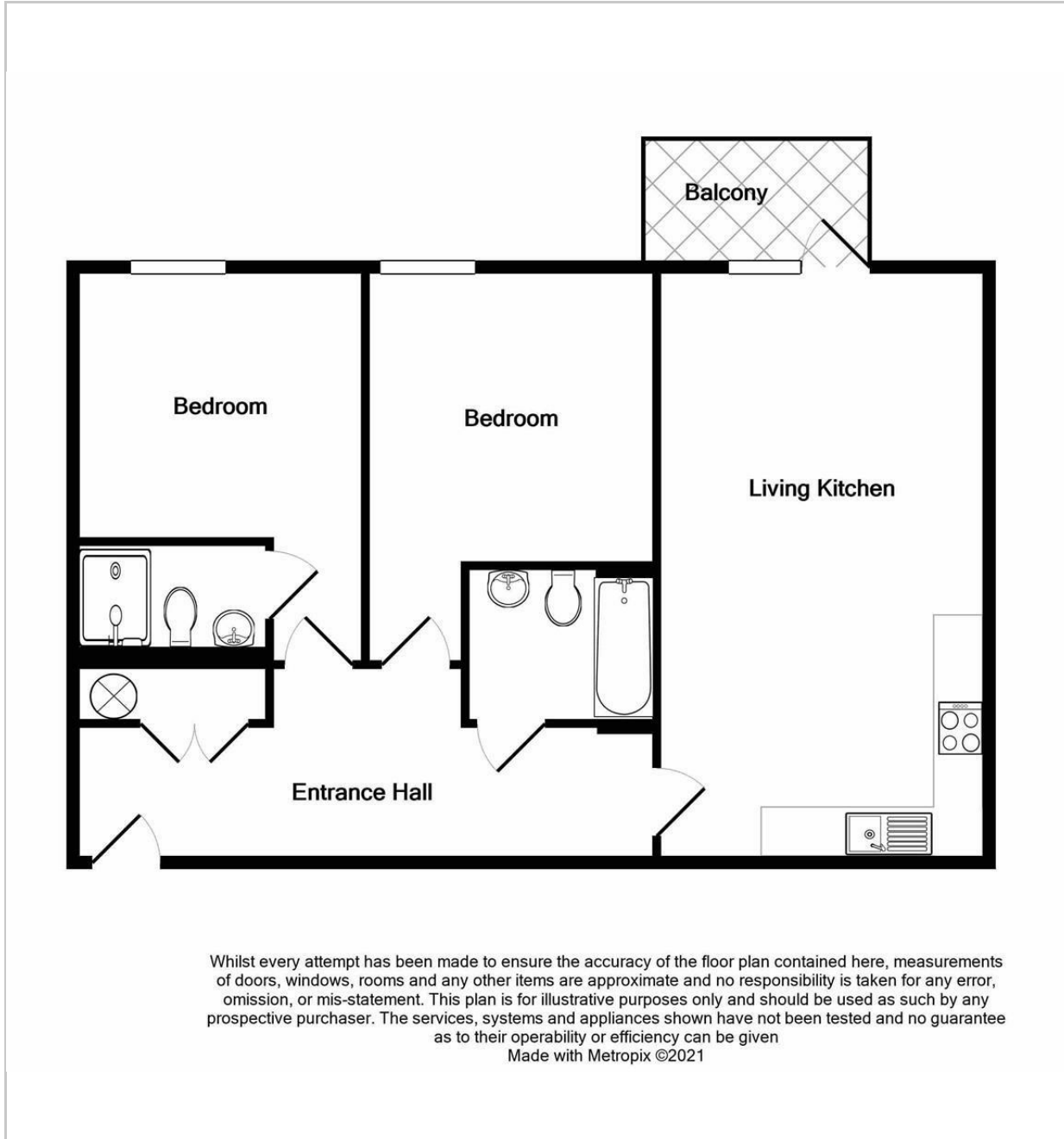
**Bathroom**

**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>80</b> | <b>80</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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