



APARTMENT 3 REDENESS STREET YORK, YO31 7UU

£399,950
LEASEHOLD

This is a brand-new ground floor apartment in the superb Icona Development - an exemplary collection of 32 Apartments offering sophisticated and stylish living. These apartments benefit from lift access, a private balcony per apartment and well-maintained communal areas. Icona is York's entry into a world of convenience and amenity!

MONROE

SELLERS OF THE FINEST HOMES

APARTMENT 3 REDENESS STREET

- Ready to move in to!
- Fantastic Location
- Exclusive Development
- On-site gym
- High-specification
- Brand New



This brand-new, city centre ground floor apartment has been thoughtfully designed to allow practical and versatile living. The apartment has great natural light, a contemporary high specification kitchen and a relaxing bathroom. There is also a generous rooftop terrace offering great Yorkshire Views.

This home benefits from an exceptional location, within 5 minutes of York's Historic City Walls and its many central attractions and thriving food and drink scene. Locally there are sports clubs, supermarkets, parks and riverside walks. Equally, there is great connectivity to Monks Cross shopping and the outer ring road.

The apartment briefly comprises of an entrance hall, an open-plan living room with direct access onto private rooftop terrace, kitchen area featuring integrated appliances and Silestone quartz worktops, en-suite master bedroom, further double bedroom and house bathroom.

There is also a large cycle store and additional communal terrace area, communal hallway and lift access.

To arrange your viewing of this new home and avoid disappointment, please call Monroe!

APARTMENT 3 REDENESS STREET





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 76 | 76 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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