



Icona 2 Eboracum Way, York, YO31 7AN

Guide Price £240,000



Flat 14, Icona 2 Eboracum Way, York, YO31 7AN

£240,000

NO ONWARD CHAIN! A QUALITY ONE BEDROOM CITY CENTRE APARTMENT! 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. Benefiting from communal areas including a free on site gym. An accompanied viewing is strongly recommended.

Description

Entrance Hallway

Open Plan Living/Dining Kitchen

Double Bedroom

Bathroom



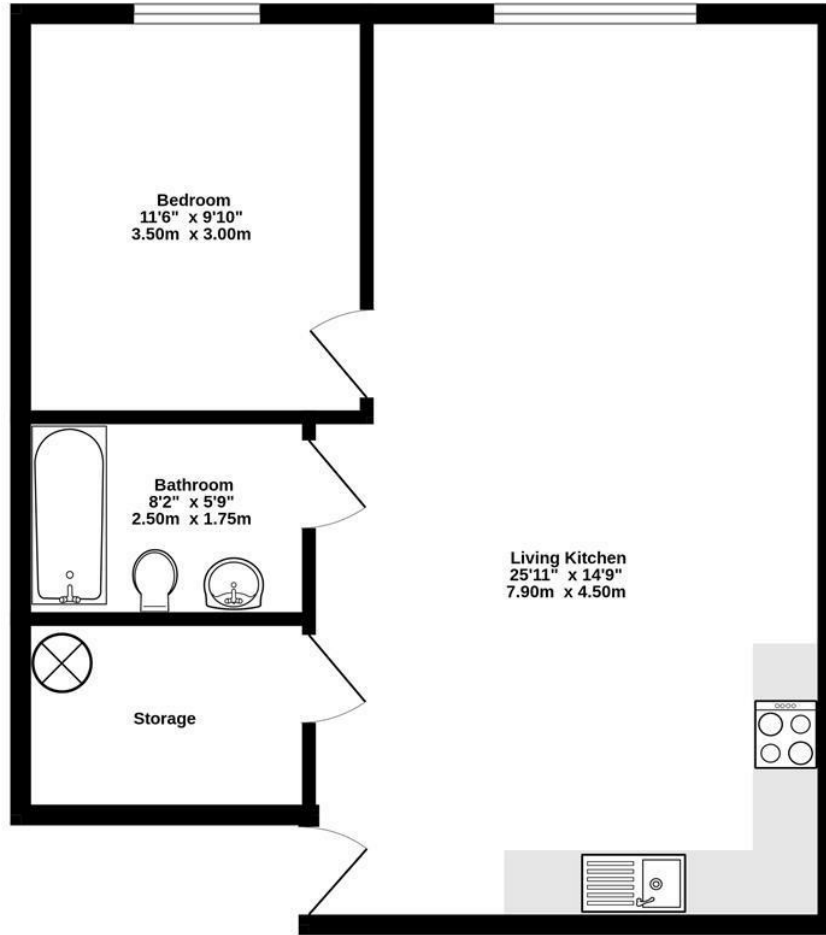
Features

- No Onward Chain
- Impressive Modern Development
- Bright & Spacious Living Accommodation
- One Double Bedroom
- Free Onsite Gym
- Council Tax Band B
- EPC B81



FLOOR PLAN

First Floor
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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		81	81
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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