







53 Citygate, Icona 2 Eboracum Way
York, YO31 7AN
£1,800

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THIS PROPERTY IS AVAILABLE AS A SERVICED ACCOMMODATION FOR SHORT LETS. MAX 3 MONTHS, NO SMOKING, NO PETS. FULLY FURNISHED. Additional fixed fee for bills is £450 per month (covers council tax, water, electricity, heating, and broadband) on top of rent. An additional refundable security deposit charge of £500 is also required.

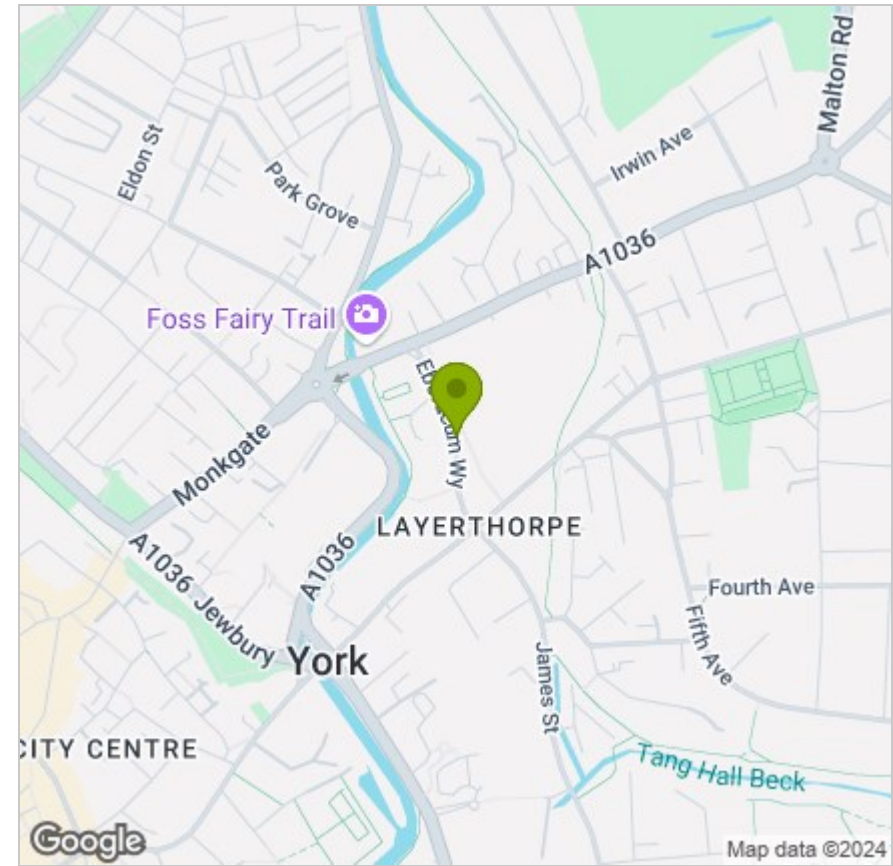




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.