





# City Gate, Icona 2 Eboracum Way, York YO31 7AN

£425,000



Located just minutes from York's historic city walls, this beautifully presented two bedroom apartment forms part of the highly regarded Icona II City Gate development, offering contemporary city living with the added benefits of secure parking, concierge service, and access to a residents' 24-hour gym.

The apartment has been thoughtfully designed to maximise space and light, with an open-plan kitchen, dining, and living area. The modern kitchen features quartz worktops and a range of integrated appliances, while full-height charcoal-framed doors and windows flood the space with natural light and provide attractive city views.

There are two well-proportioned double bedrooms, positioned to offer a good degree of privacy. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom is served by a contemporary bathroom. Throughout, the property is finished to a high standard with quality fixtures and fittings and is ready to move straight into, and the property can be purchased furnished if requested at the point of offering.

Extending directly from the main living space is a balcony, providing an excellent outdoor area with room for seating and dining. With secure underground parking, an on-site gym, and concierge service, this superb apartment offers an exceptional opportunity for residential buyers and investors alike.

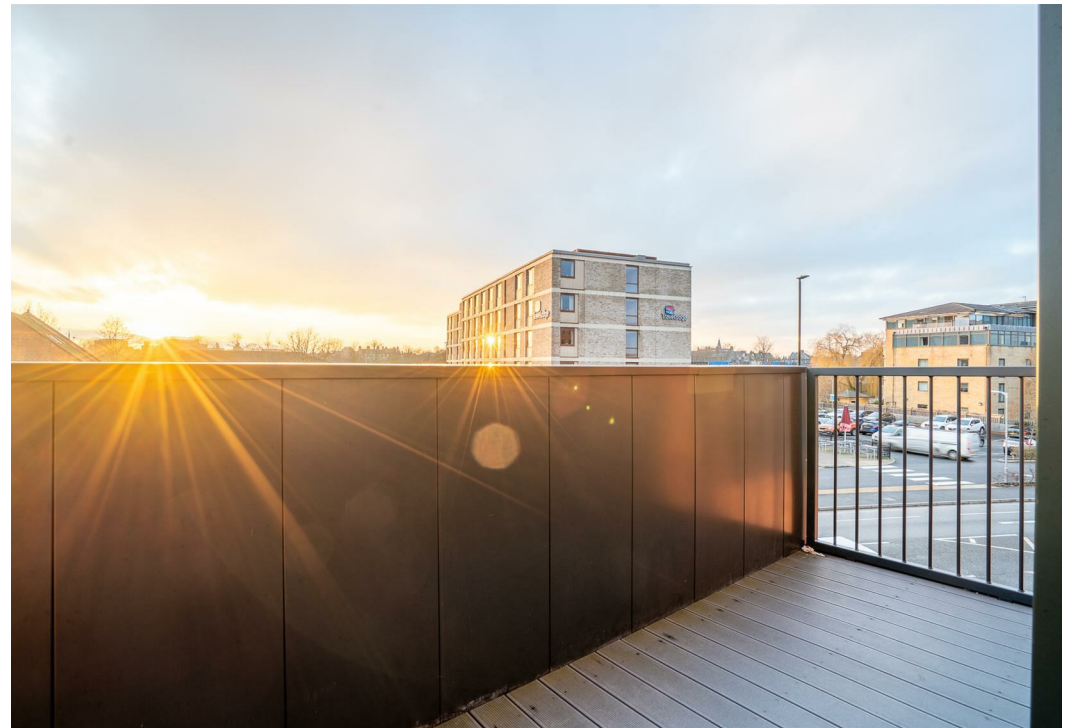
Offered no onward chain, early viewing is highly recommended.

Leasehold  
Length of lease- 250 years remaining  
Ground rent - £2196.78 per annum  
1 Jan 26 Half Yearly Service Charge in Advance £1,098.39  
1 Jan 26 HalfYearly Reserve Fund in Advance £45.03  
1 Jan 26 Half Yearly Insurance Fund in Advance £210.05

Council Tax Band- C





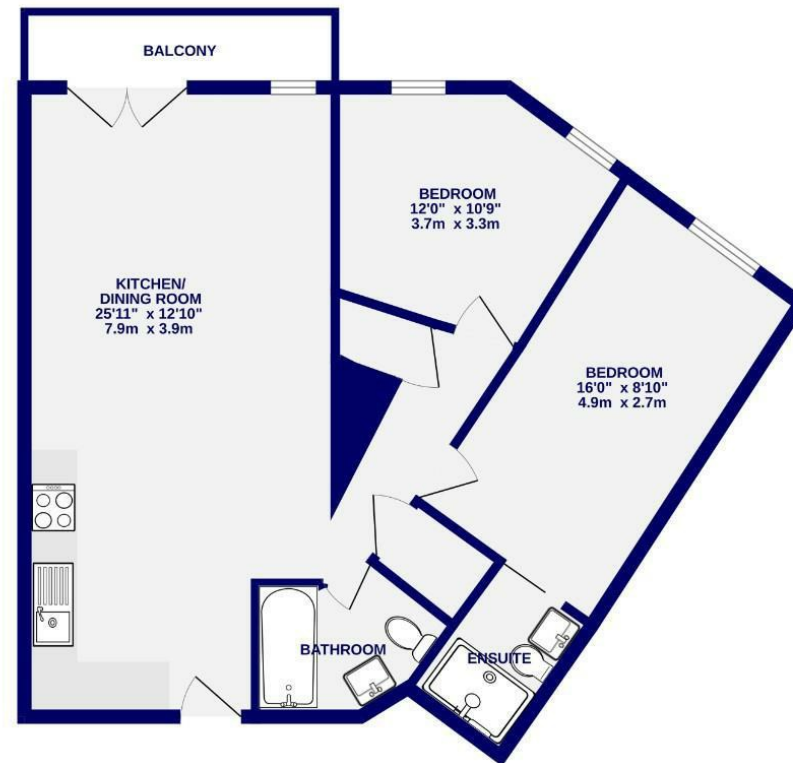


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Leasehold  
Council Tax Band - C

- Spacious Apartment
- Two Double Bedrooms
- Two Bathrooms
- Balcony
- Parking
- Onsite Concierge Service
- Ideal Investment Opportunity
- No Onward Chain
- EPC B

1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the measurements will form part of the overall floor area 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.  
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