

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

# Icona 2 Eboracum Way

York, YO31 7AN

**£1,600 Per Month**

2 2 1 C

LONG TERM LET Available End of November

This stunning apartment comprises a generous open-plan living and dining area with access to a large private balcony, alongside a contemporary kitchen fitted with a range of bespoke units and integrated appliances. The principal bedroom benefits from an en-suite shower room, while the second double bedroom enjoys access to a second balcony. A modern fully tiled house bathroom completes the accommodation.

Located within the sought-after Citygate development in the popular Layerthorpe area of York, this spacious third-floor apartment is ideally positioned within walking distance of the city centre and offers easy access to a range of local amenities, supermarkets, gyms and transport links. Residents also benefit from an on-site concierge service and gym.

Early viewing is highly recommended to appreciate the space, quality and location on offer.

Offered with high quality furnishings.
No Parking space available
EPC Band C
Council Tax Band D

## Communal Hall
Secure entrance door.

## Entrance Hall
Entrance door, utility cupboard and additional storage cupboard, luxury vinyl tiling, recessed spotlights. Opening to;

## Lounge Area
Double glazed French doors onto large balcony, window to side, two electric wall mounted heaters, TV points, power points, luxury vinyl flooring, spotlights



















## Kitchen/Dining Area
Bespoke wall and base units comprising counter tops, sink and draining board with mixer tap, integrated dishwasher, built-in fridge freezer, oven and hob, luxury vinyl tiling, power points, spotlights

## Master Bedroom
Double glazed window to side, wall mounted electric heater, power points, carpet

## En-Suite
Walk-in shower enclosure, low level WC, wash hand basin, towel rail/radiator, tiled walls, tiled flooring, extractor fan, recessed spotlights

## Bedroom 2
Double glazed door to balcony, window to side, wall mounted electric heater, power points, carpet

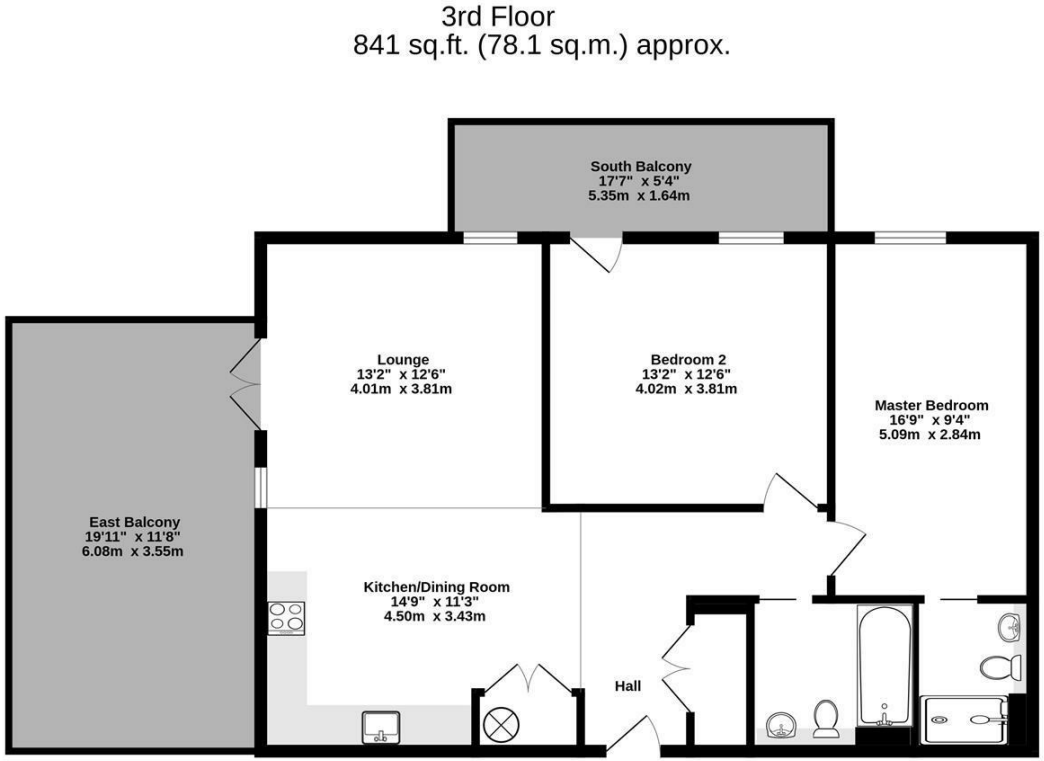
## Bathroom
Panelled bath with mains shower over, low level WC, wash hand basin, towel rail/radiator, tiled walls, tiled flooring, extractor fan, recessed spotlights

## Communal Areas
Communal gardens, on site concierge service and gym.

Lease and service charge to be advised.

## Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

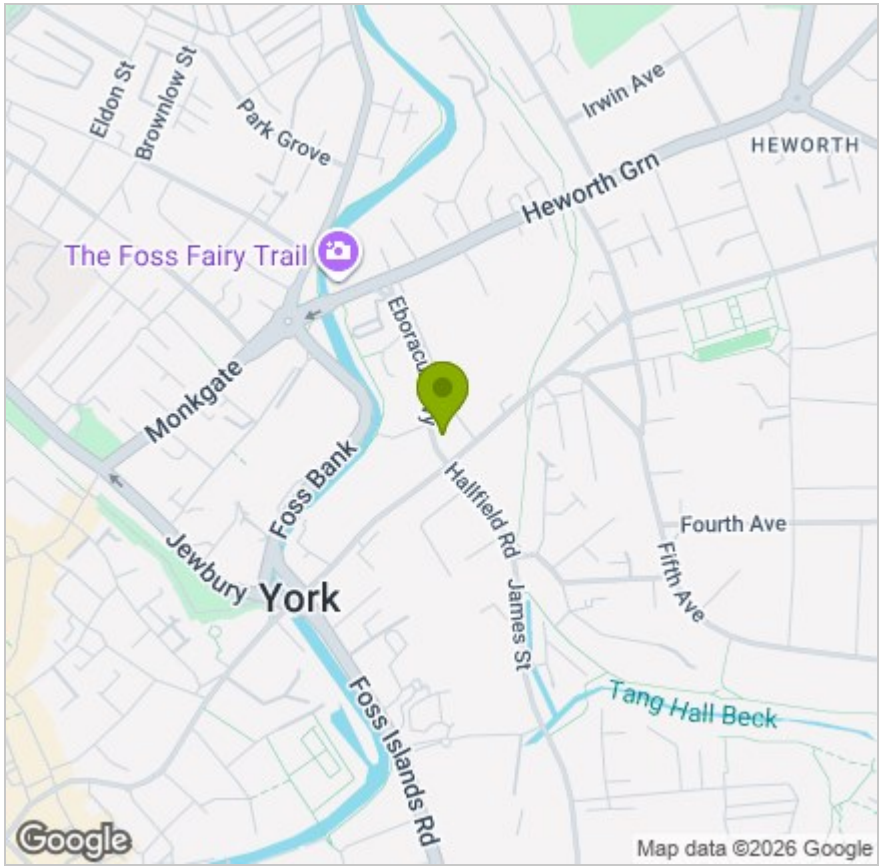
## FLOOR PLAN



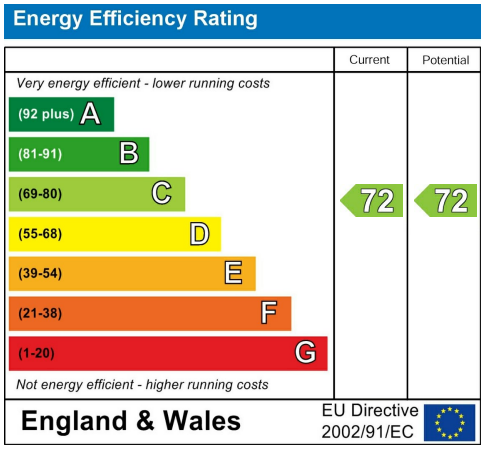

TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

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




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