



Icona 2 Eboracum Way
York, YO31 7AN
Offers Over £400,000

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NO ONWARD CHAIN - TWO BED, TWO BATH APARTMENT IN CITY CENTRE WITH LARGE BALCONY! Located on the third floor, this stunning, bright and spacious apartment comprises entrance hallway, large living space with balcony, dining area and fabulous kitchen complete with bespoke fitted units and appliances, master bedroom with en-suite, second double bedroom with second balcony and a fully tiled bathroom suite. Citygate is a truly impressive development offering executive style apartments, with concierge service and onsite gym and plenty of sought-after amenities within the emerging area of Layerthorpe. An internal viewing is highly recommended to appreciate all this apartment has to offer.

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.

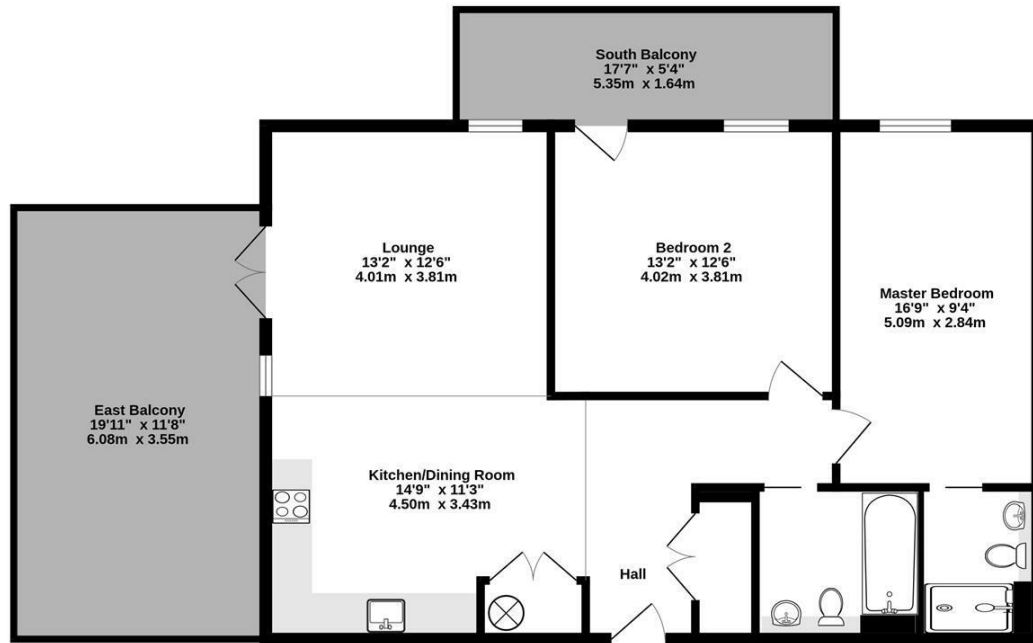
Agents Note:

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

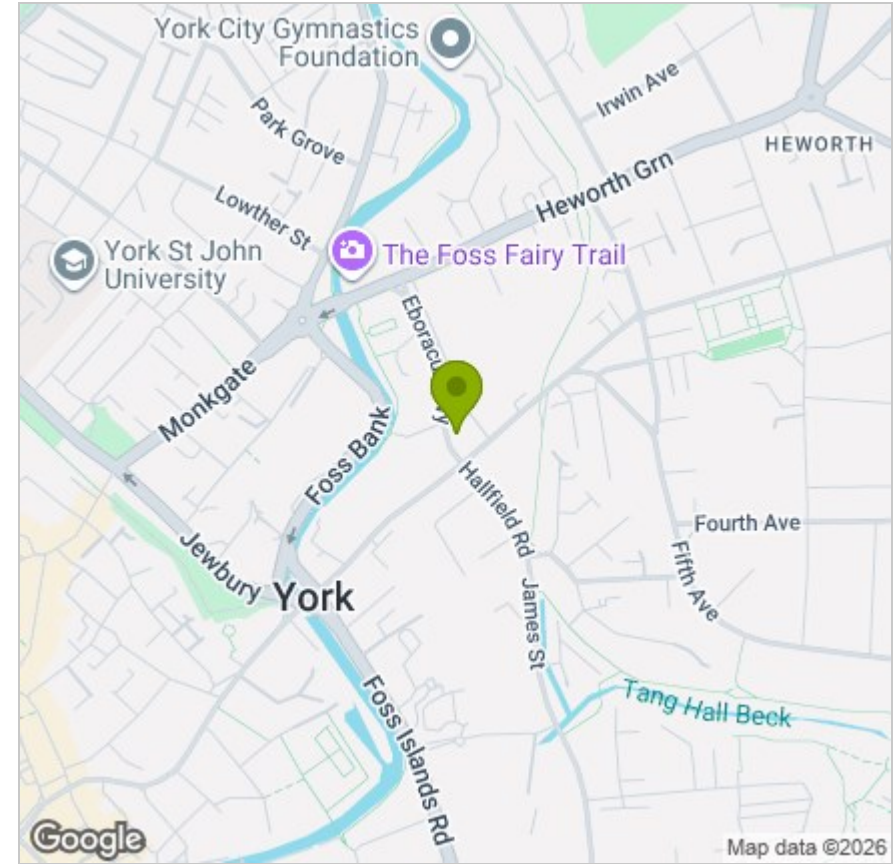
3rd Floor
841 sq.ft. (78.1 sq.m.) approx.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(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		

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