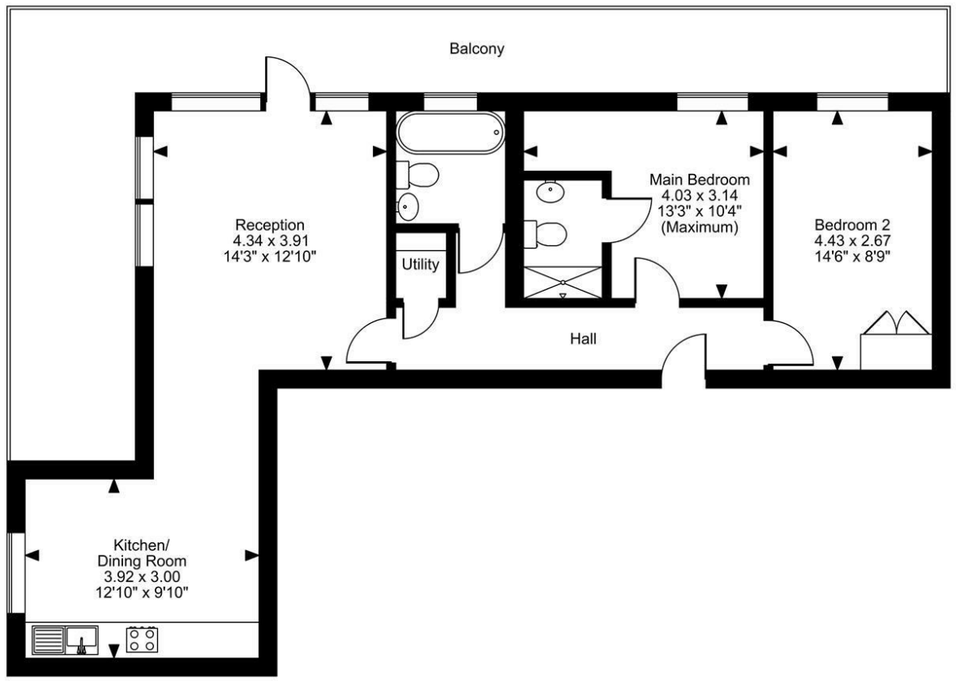
Icona Redeness Street, York
Approximate Gross Internal Area
771 Sq Ft/72 Sq M



Fourth Floor

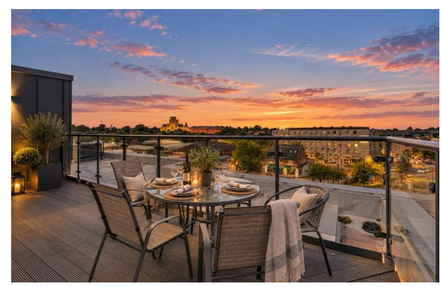
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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FINE & COUNTRY

Directions









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FINE & COUNTRY

2 Bed
Flat - Penthouse
located in

FINE & COUNTRY

Icona Redeness Street

York

Guide Price £525,000
Leasehold

2 2 1

A remarkable two-bedroom penthouse with a substantial wraparound terrace, views towards York Minster, gated parking and the city centre within walking distance.

Guide Price £525,000 - £550,000

A Private Garden Above the City
There are apartments in York that put you close to the city. This penthouse gives you a view of it.

Occupying the top floor of the contemporary Icona development, this exceptional two-bedroom penthouse offers something increasingly difficult to find in York: privacy, generous living space and an extraordinary wraparound terrace with views towards York Minster.

With approximately 771 sq ft of beautifully arranged accommodation, floor-to-ceiling glazing fills the apartment with natural light, while the open-plan layout creates an effortless space for everyday living and entertaining.

But it is outside where this home becomes truly memorable.
The extensive private terrace feels less like a balcony and more like a garden above the city – somewhere for morning coffee, summer dinners with friends, evening drinks overlooking York or simply escaping the pace of city life without ever having to leave home.

Contemporary Living
The kitchen/dining area flows naturally into the generous reception room, creating one sociable living space with large windows and direct access onto the terrace.

Imagine breakfast with the doors open on a summer morning, working from home with York beyond the window, before moving outside as friends arrive for dinner. Being on the top floor brings an added sense of privacy and tranquillity – something the current owners have particularly valued.

Two well-proportioned double bedrooms sit separately from the main entertaining space. The principal bedroom benefits from its own contemporary en-suite shower room, while a stylish main bathroom, useful utility provision and second double bedroom make the layout equally practical for permanent living, guests or working from home.

York on Your Doorstep
One of the greatest luxuries of the penthouse is just how much of York can become part of your everyday routine.

The owners advise that the historic city walls are approximately a ten-minute walk, with York Minster, the city centre, restaurants and independent shops around fifteen minutes away. A supermarket is around five minutes away, while secure gated parking provides the best of both worlds when travelling further afield.

Spend weekends wandering the historic streets around the Minster, discovering the independent shops, cafés and restaurants of Fossgate and Walmgate, visiting York's theatres and museums or enjoying the city's year-round programme of markets, festivals and cultural events.

York's position on the East Coast Main Line also provides excellent connectivity towards Leeds, London, Newcastle and Edinburgh, making this an appealing proposition for professionals who need access to other major cities without sacrificing the lifestyle York has to offer.

A Home That Offers More Than a View
Currently furnished and operated as short-stay accommodation, the apartment may also appeal to investment-minded purchasers, while its layout and exceptional outside space make it equally compelling as a permanent residence, sophisticated city base or second home.

Any purchaser considering continued short-stay use should make their own enquiries regarding the lease provisions, planning position, lender requirements and any other necessary consents.

What the owners will miss most perhaps captures the appeal of The Penthouse perfectly: having one of Britain's most beautiful historic cities on the doorstep, while still coming home to somewhere peaceful and private.

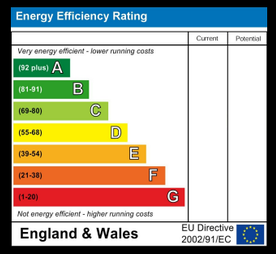
This isn't simply somewhere from which to visit York. It's somewhere to experience it every day.

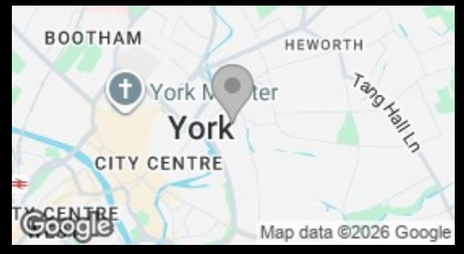
(Note the twilight balcony image is staged using AI)











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