



Icona 2 Eboracum Way
York, YO31 7AN
Guide Price £385,000

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A superb two-bedroom, two-bathroom apartment with secure underground parking space, set within the prestigious Icona II development at City Gate, just moments from York's historic city walls.

Positioned in one of York's most sought-after modern developments, this beautifully presented apartment offers stylish contemporary living in an exceptional city centre location. Designed with both comfort and practicality in mind, the property features a spacious open-plan kitchen, dining and living area with a modern kitchen fitted with a range of integrated appliances while full-height glazing allows natural light to flood the living space. The apartment offers two generous double bedrooms, with the principal bedroom benefiting from a luxurious en-suite shower room. A contemporary family bathroom serves the second bedroom, making the property equally well suited to professionals, downsizers, guests or those looking to share. Further benefits include a private balcony, secure underground allocated parking, lift access, concierge service and exclusive use of the residents' on-site gym, providing an outstanding lifestyle opportunity in the heart of the city. Situated just a short stroll from York Minster, the city walls, Foss Islands Retail Park and the vibrant shops, cafés and restaurants of the city centre, the apartment is perfectly positioned to enjoy everything York has to offer whilst remaining conveniently located for commuter routes and York Railway Station.

An internal viewing of this impressive property is highly recommended.

Communal Entrance

Secure entrance door, concierge service.

Entrance Hall

Entrance door





Open Plan Living Dining Kitchen

Living area comprising double glazed French doors onto balcony, window, electric wall mounted heater, TV points, power points, luxury vinyl flooring, spotlights. Kitchen area with bespoke wall and base units comprising counter tops, sink and draining board with mixer tap, integrated appliances, oven and hob, luxury vinyl tiling, power points, spotlights

Principal Bedroom

Double glazed windows, 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 window, wall mounted electric heater, power points, carpet

En-Suite

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

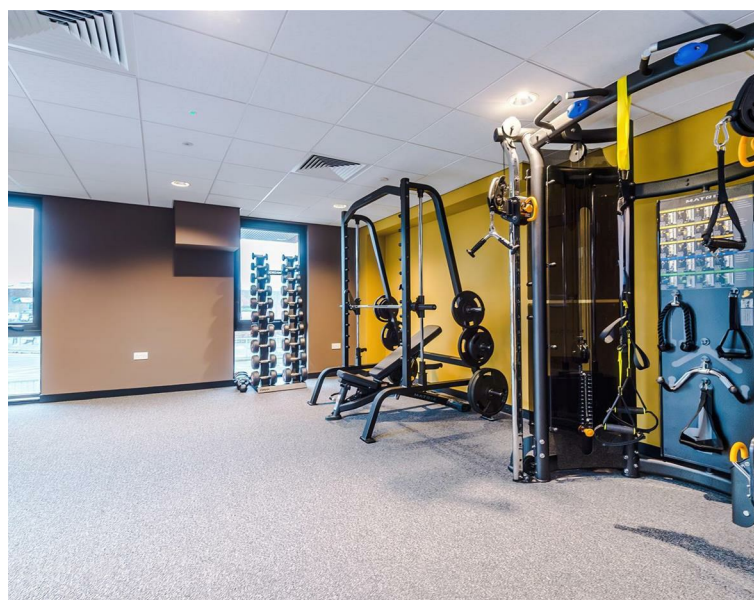
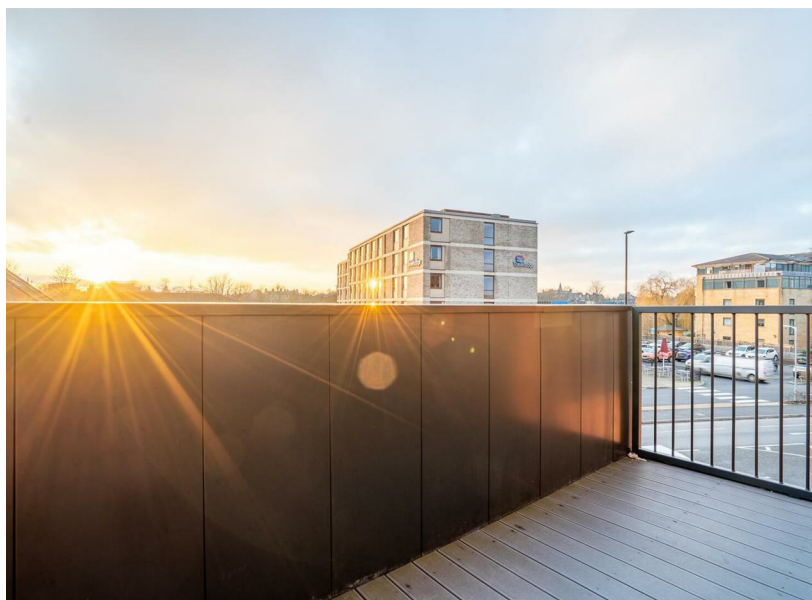
Outside

Balcony, communal gardens, on site concierge service and gym, secure underground parking space.

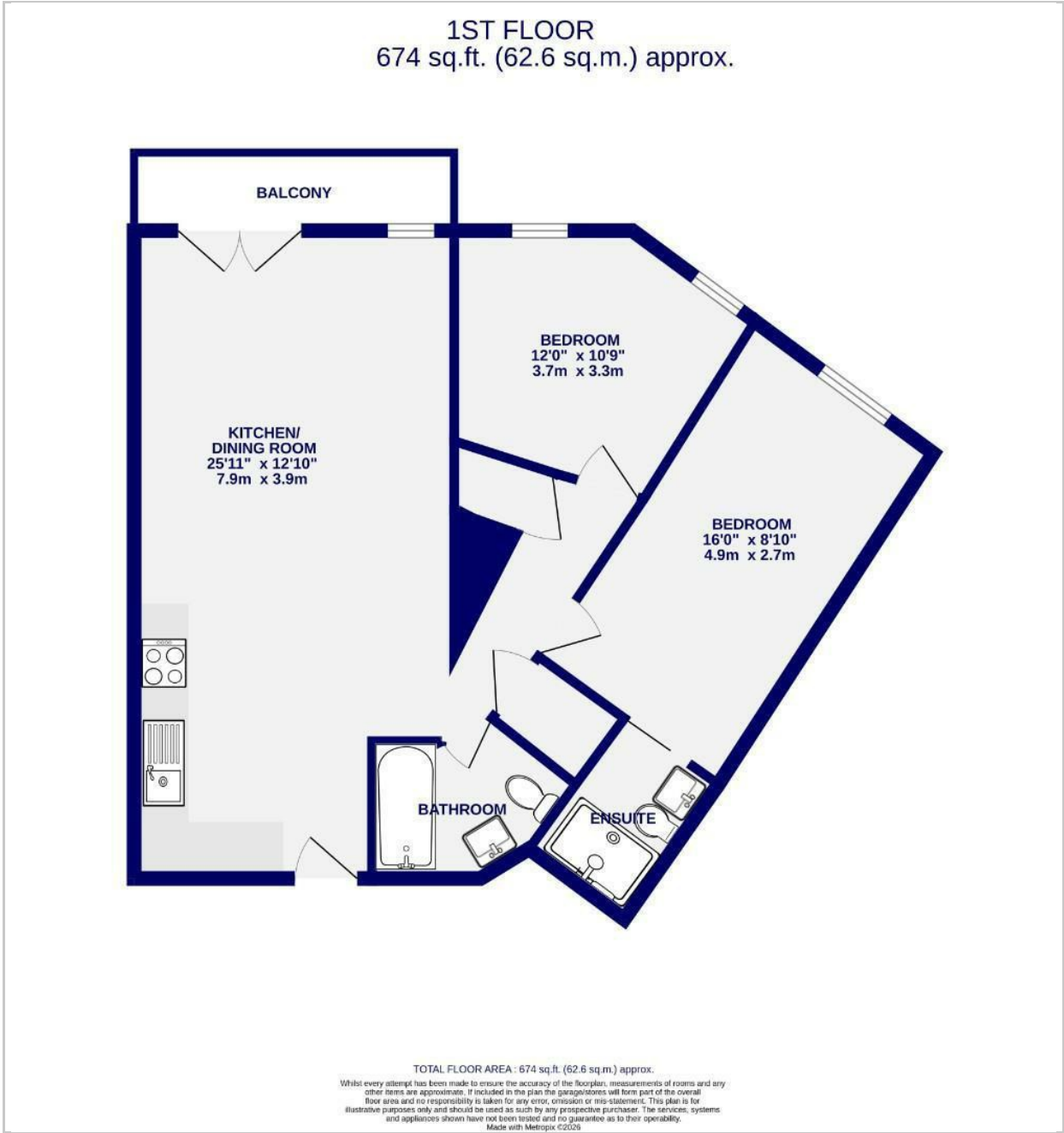
Lease and service charge to be advised.

Agents Note:

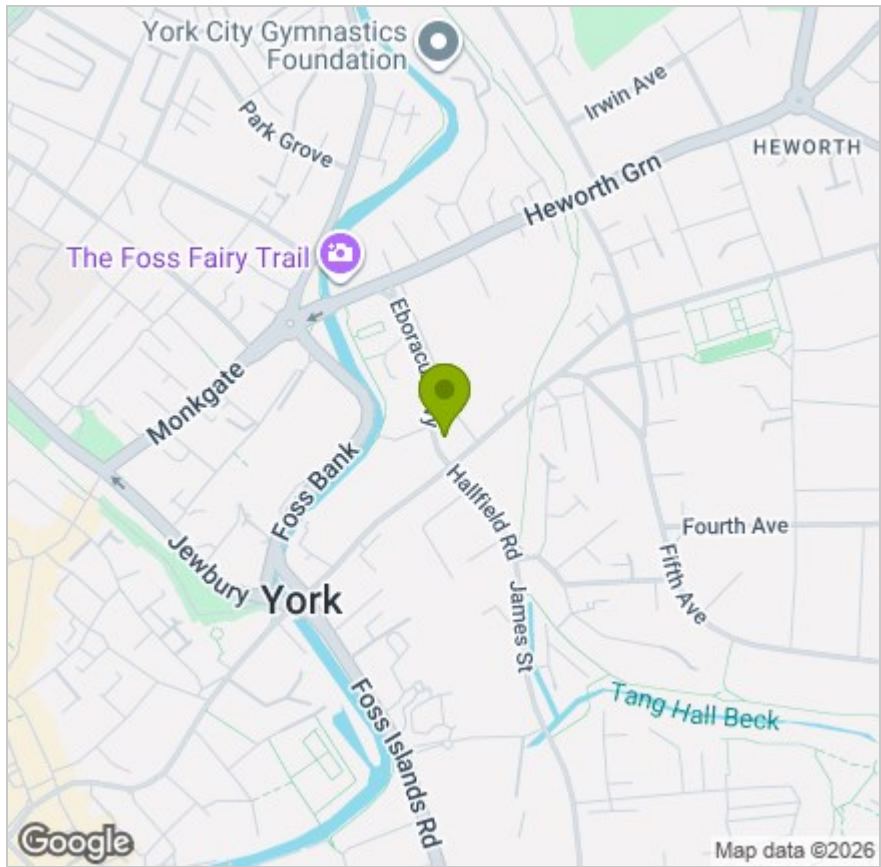
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FLOOR PLAN



LOCATION



EPC

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