



Flat 10 City Gate

Icona 2, YO31 7AN

£1,100 pcm



Littlefairs
PROPERTY COMPANY

- 03/08/2026
- UNFURNISHED
- ONE DOUBLE BEDROOM
- CONTEMPORARY ACCOMMODATION
- CLOSE TO CITY CENTRE
- CONCIERGE SERVICE
- COMMUNAL GYM
- COUNCIL TAX 'B'

GENERAL SUMMARY

Littlefairs are pleased to present this one bedroom apartment in the highly sought after Icona 2 development near the city centre of York. Boasting a communal gymnasium and concierge service - this property has it all! In brief the apartment comprises of an open plan kitchen/living area with a range of wall and base units, including a built-in dishwasher, fridge freezer, electric oven, electric hob, extractor vent and instant boiling water mixer tap. The bedroom is a good size with ample power sockets strategically positioned to accommodate your furnishings. The bathroom includes a main shower over the bath, vanity wash hand basin, low flush WC and wall mounted ladder towel heater. Finally to complete the accommodation, there is a well-designed utility cupboard, housing the washing machine and utilities, including the hot water cylinder. Secure bicycle storage within the garage area is also available (no car parking onsite). Express your interest today.

ROOM MEASUREMENTS

Kitchen / Living Room - 25' 9" x 12' 9" (7.87m x 3.91m)

Bedroom - 8' 9" x 11' 9" (2.69m x 3.59m)

Bathroom - 6' 10" x 5' 8" (2.09m x 1.74m)

Utility Cupboard - 6' 7" x 3' 3" (2.03m x 1.00m)

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Periodic

Tenancy and a Security Deposit of £1,265 will be payable for this tenancy.

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water and Sewerage Charges and Council Tax.

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

Please note that some of the photographs used in the marketing of this property may have been digitally enhanced using artificial intelligence to better represent the property's potential. We recommend viewing the property in person to get the most accurate impression of its current condition.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: LittlefairsPropertyCompany.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements