



City Gate, Icona 2
Eboracum Way, York
YO31 7AN

£425,000



Situated just moments from York's historic city walls, this superb two-bedroom apartment within the highly regarded Icona II, City Gate development presents an outstanding opportunity to acquire a premium, fully equipped city residence.

Designed to maximise both light and space, the apartment centres around a generous open-plan kitchen, dining and living area. Full-height charcoal-framed glazing draws in natural light while framing attractive city views, and the contemporary kitchen is appointed with quartz worktops and integrated appliances, delivering both style and practicality. The property offers two well-proportioned double bedrooms, thoughtfully arranged for privacy. The principal suite benefits from a sleek en-suite shower room, while the second bedroom is served by a modern main bathroom. Finishes throughout are clean, contemporary and ready for immediate occupation.

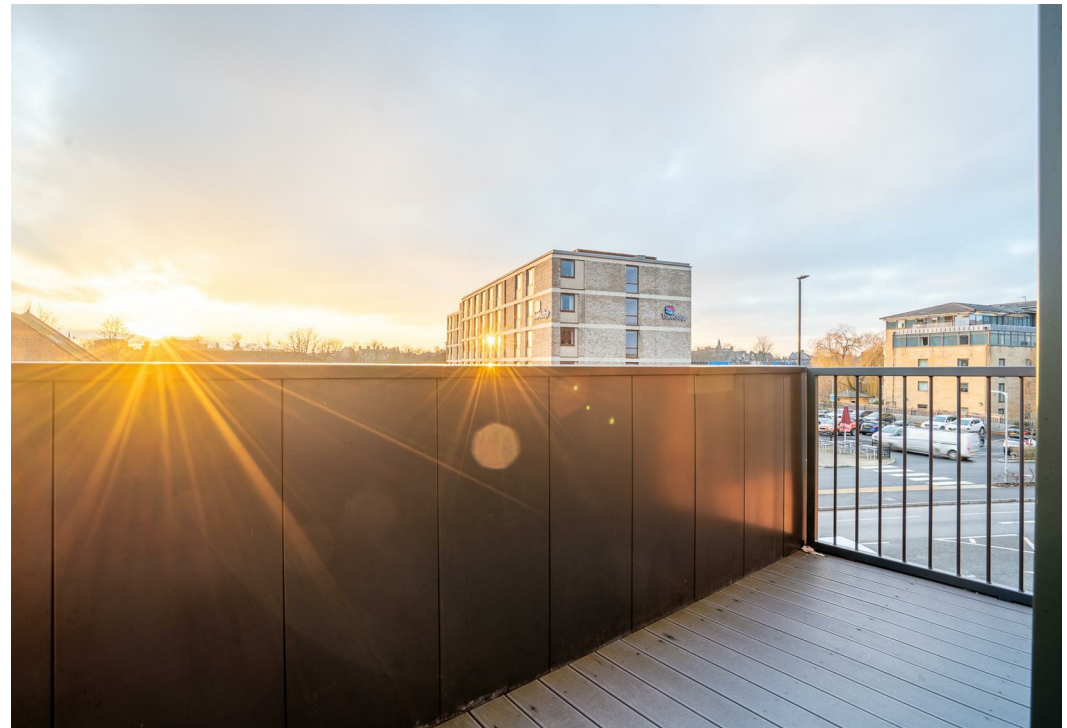
Of particular significance, the apartment is offered fully furnished, allowing for an effortless move or immediate letting opportunity. For investors and owner-occupiers alike, this removes the additional cost, time and coordination typically associated with furnishing - creating a genuine turnkey purchase.

The inclusion of all furnishings enhances the immediate rental and lifestyle appeal; however, for owner-occupiers wishing to furnish to their own specification, the vendor would be open to discussing a revised price on an unfurnished basis.

Extending from the living space, a private balcony provides valuable outdoor seating space - ideal for morning coffee or evening dining.

A defining feature of this property is the inclusion of an owned secure underground parking space. In a central location where parking is both scarce and highly sought after, this represents a tangible and valuable asset in its own right. The fact that this space is owned - not merely allocated - significantly enhances both convenience and long-term value.



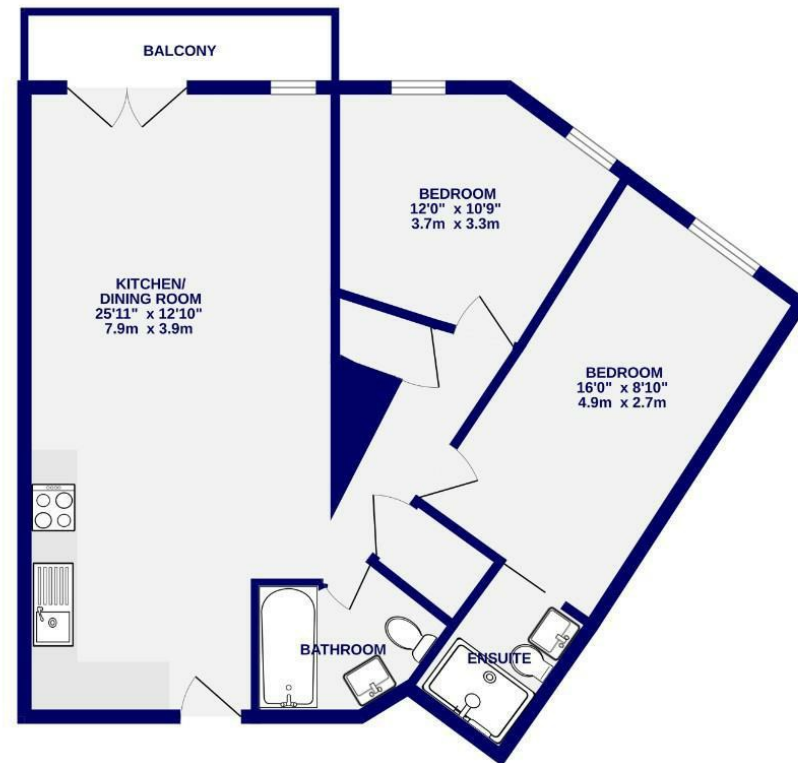


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Leasehold
Council Tax Band - C

- Exceptional Two Bedroom City Apartment
- Two Bathrooms (En-suite to Principal)
- Open-Plan Living With Private Balcony
- Sold Fully Furnished - True Turnkey Opportunity, Ready for Immediate Occupation
- Owned Secure Underground Parking Space, Bought The Current Owner For £20,000
- 24/7 Residents Gym
- On-Site Concierge Service
- No Onward Chain
- EPC Rating B
- Ideal for Investors / Relocators / Downsizers

1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the garage/storeroom will form part of the overall floor area 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.
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