



HUDSON  
MOODY

25 Waverley Hudson Quarter, Toft Green, York YO1 6AD



**A SPACIOUS two bedroom APARTMENT enjoying EXCEPTIONAL VIEWS across beautifully landscaped COMMUNAL GARDENS and situated in a much SOUGHT AFTER prestigious city centre development.**

This two bedroom third floor apartment has the fully benefit of the concierge service and impressive communal gardens with alfresco work area. A spacious entrance hall leads into the open plan living/dining/kitchen area featuring coiffured ceilings and engineered oak flooring and benefitting from floor to ceiling windows. With underfloor heating throughout; the kitchen area boasts an array of fitted units, integral Neff appliances and freestanding island with built in storage and breakfast bar. The Juliette balcony off the seating area adds an extra dimension to the carefully designed space. The fully carpeted, master bedroom, has an en-suite shower room and fitted, internally lit, wardrobes with integral mirror and drawers. The second double bedroom also has fitted wardrobes and is fully carpeted. The house bathroom includes a heated towel rail and mirrored vanity unit. A useful double cupboard in the hallway houses the washer/dryer and provides additional storage. The purpose built, gated, development has impressive, private communal gardens and large, secure, undercover bike store.



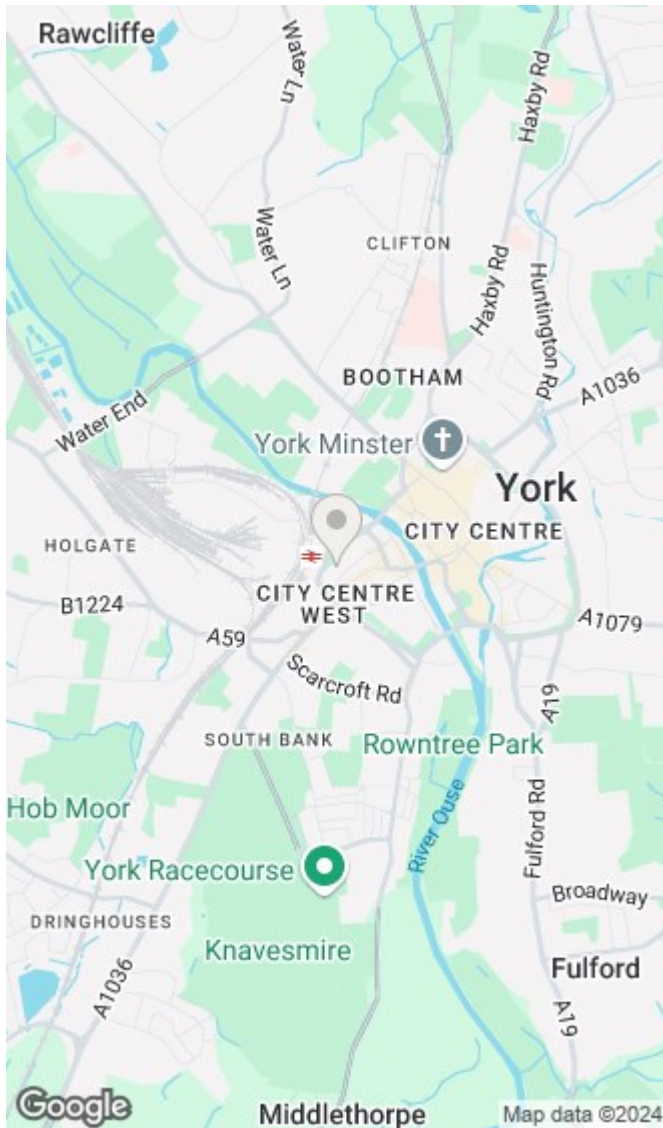
## Accommodation:

- Impressive Two Bedroom Third Floor Apartment
- Fully Fitted Kitchen With Integral Neff Appliances
- Open Plan Living/Dining/Kitchen Area
- Master Bedroom En-Suite
- Second Double Bedroom
- Family Bathroom
- Secure Entryphone System and Concierge
- Envious Location Inside The City Walls With Excellent Access To The City
- Ready for Immediate Occupancy
- Parking Available to Purchase

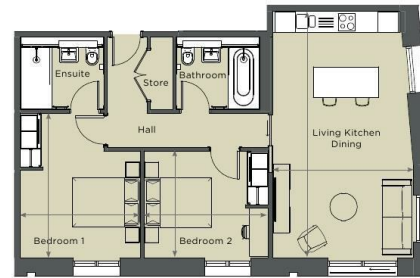
**Price £395,000**

Tenure: Leasehold





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TWO BEDROOM APARTMENT



Type 5a

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.1 x 7.15	13'5" x 23'5"
Bedroom 1	3.5 x 4.2	11'5" x 13'9"
Bedroom 2	3.6 x 3.1	11'9" x 10'2"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"

Layout and dimensions shown are typical

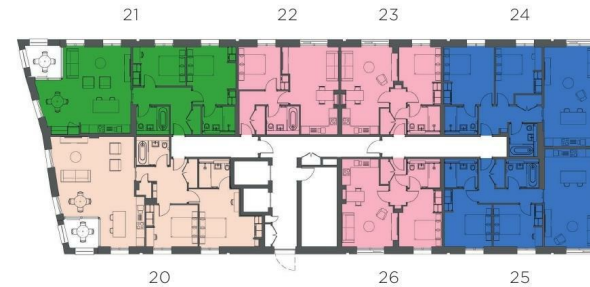
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WAVERLEY : THIRD FLOOR



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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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