



HUDSON
MOODY

25 Victoria Hudson Quarter, Toft Green, York YO1 6AB



A STUNNING three bedroom PENTHOUSE apartment with BALCONY and PARKING, located in a PRESTIGIOUS development within the city walls with excellent access to YORK CITY CENTRE and the railway station. **Fully Complete and Available to View.**

Located on the fourth floor, this three bedroom apartment with city views, offers spacious and flexible living. Features beautiful oak flooring throughout the hallway, living/dining/kitchen area. The careful planning of the coffered ceilings and media wall allow for differentiation between areas if desired. The kitchen area is fitted with a wide range of units incorporating an array of integral Siemens appliances and sink with waste disposal. A breakfast bar island houses the induction hob and wine chiller and offers additional storage as well as being a useful seating area. The kitchen area is further enhanced by a balcony overlooking the communal gardens and towards the west of the city. There is a walk-in pantry and a useful storage cupboard in the hallway houses a washer/dryer.

The luxuriously carpeted master bedroom has a discrete dressing area fitted with internally illuminated wardrobes incorporating drawer units and has a spacious en-suite shower room off. The second and third double bedrooms boast plush carpeting and a range of fitted wardrobes. The generous house bathroom includes a mirrored vanity storage unit and heated towel rail. The apartment features underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. An upgraded 'MyHome -Up' technical specification allows full control from your mobile device if needed. The apartment has the additional benefit of full use of the spectacular landscaped, communal gardens with outdoor workspace, secure bicycle store and 7 day a week concierge.

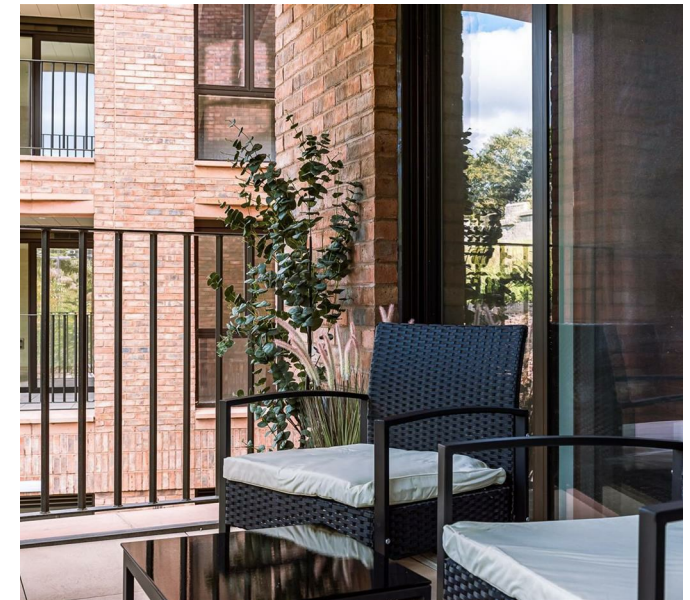


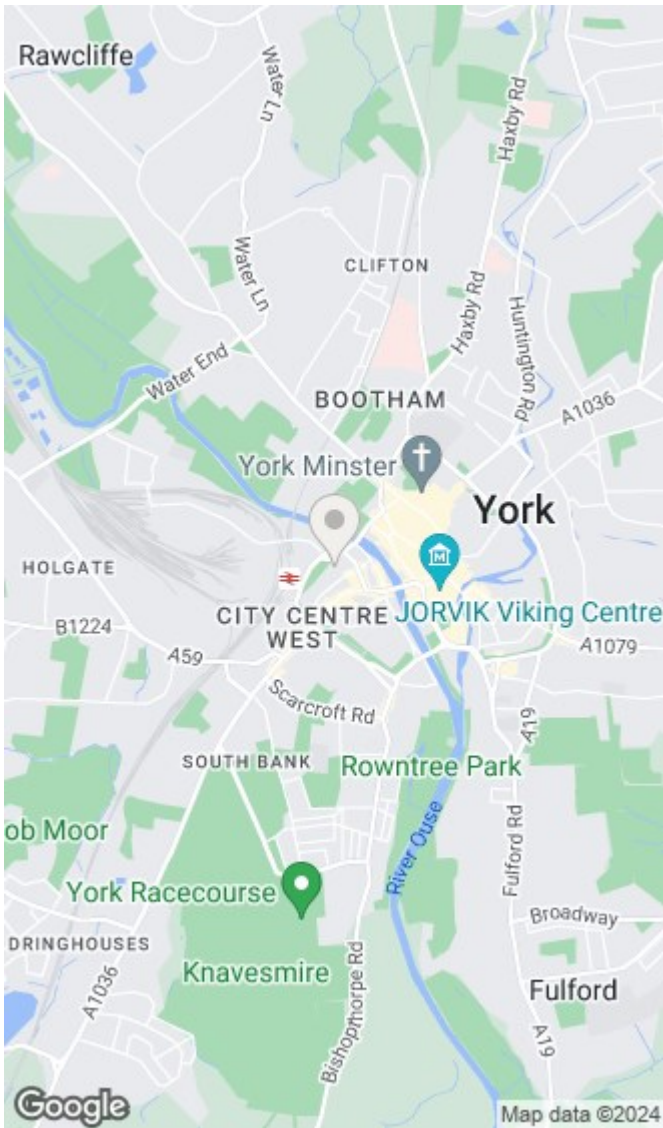
Accommodation:

- Three Bedroom Fourth Floor Penthouse Apartment with Balcony
- Magnificent Open Plan Living/Dining/Kitchen and Pantry
- Master Bedroom with Dressing Area and En-suite Shower Room And One Family Bathroom
- Two Further Generous Double Bedrooms
- Stunning Bathroom
- Enhanced Specification to include 'My Home' System
- Landscaped Communal Gardens
- Secure Parking Space Included
- 7 Day A Week Concierge

Price £750,000

Tenure: Leasehold



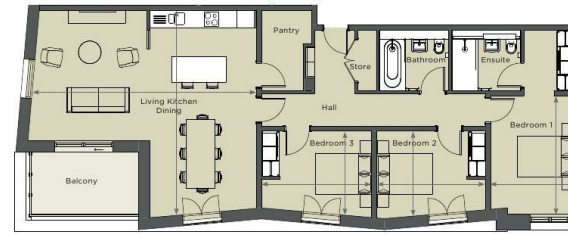


HQ
THREE BEDROOM PENTHOUSE

Type 16

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	7.8 x 7.15	25'7" x 23'5"
Bedroom 1	2.9 x 4.1	9'6" x 13'5"
Bedroom 2	3.8 x 2.95	12'5" x 9'8"
Bedroom 3	3.85 x 2.9	12'7" x 9'6"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony Area	9.38m ²	100.96ft ²

Layout and dimensions shown are typical



IMPORTANT INFORMATION
Our agents particulars do not represent an offer, contract, or part of one. The information is provided for information only and is not intended to constitute an offer. The information is provided for information only and is not intended to constitute an offer. The information is provided for information only and is not intended to constitute an offer. The information is provided for information only and is not intended to constitute an offer.



HUDSON QUARTER TOFT GREEN YORK
+44 (0)1904 630799 sales@hqyork.com

HUDSONQUARTERYORK.COM

HQ
VICTORIA : FOURTH FLOOR

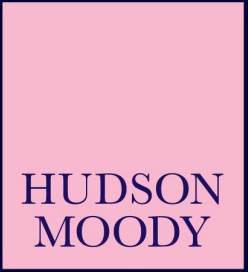


IMPORTANT INFORMATION
Our agents particulars do not represent an offer, contract, or part of one. The information is provided for information only and is not intended to constitute an offer. The information is provided for information only and is not intended to constitute an offer. The information is provided for information only and is not intended to constitute an offer. The information is provided for information only and is not intended to constitute an offer.



HUDSON QUARTER TOFT GREEN YORK
+44 (0)1904 630799 sales@hqyork.com

HUDSONQUARTERYORK.COM



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

58 Micklegate
York
North Yorkshire
YO1 6LF
01904 650650