



HUDSON
MOODY

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



An **IMPRESSIVE** fourth floor, **TWO BEDROOM** apartment located in a **PRESTIGIOUS** city centre development with views over the **CITY WALLS** and exceptionally close to the railway station and city centre.

This stylish top floor apartment is accessed via the stairwell or lift. A large hall with a store/utility cupboard, opens into an impressive open plan living/kitchen/dining area finished to the highest standards. The kitchen area is fitted with energy efficient, quality integrated Neff appliances and boasts Silestone solid worktops with matching splash backs and bespoke island unit with extended seating. The bedrooms have been thoughtfully designed to provide a well-balanced space and include integrated, internally illuminated, wardrobes and are fully carpeted. Both the en-suite shower room and house bathroom are fully tiled and include a heated towel rail and mirrored vanity unit. With underfloor heating throughout: all rooms have large floor to ceiling windows affording panoramic views over the ancient city walls.

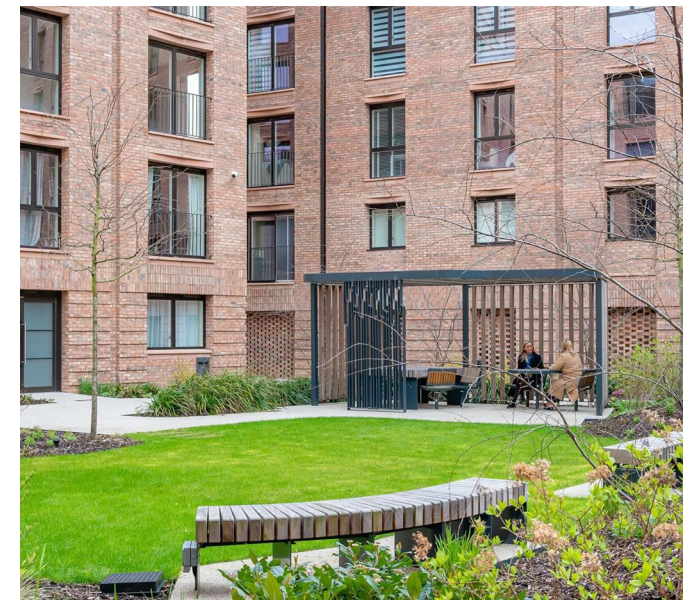


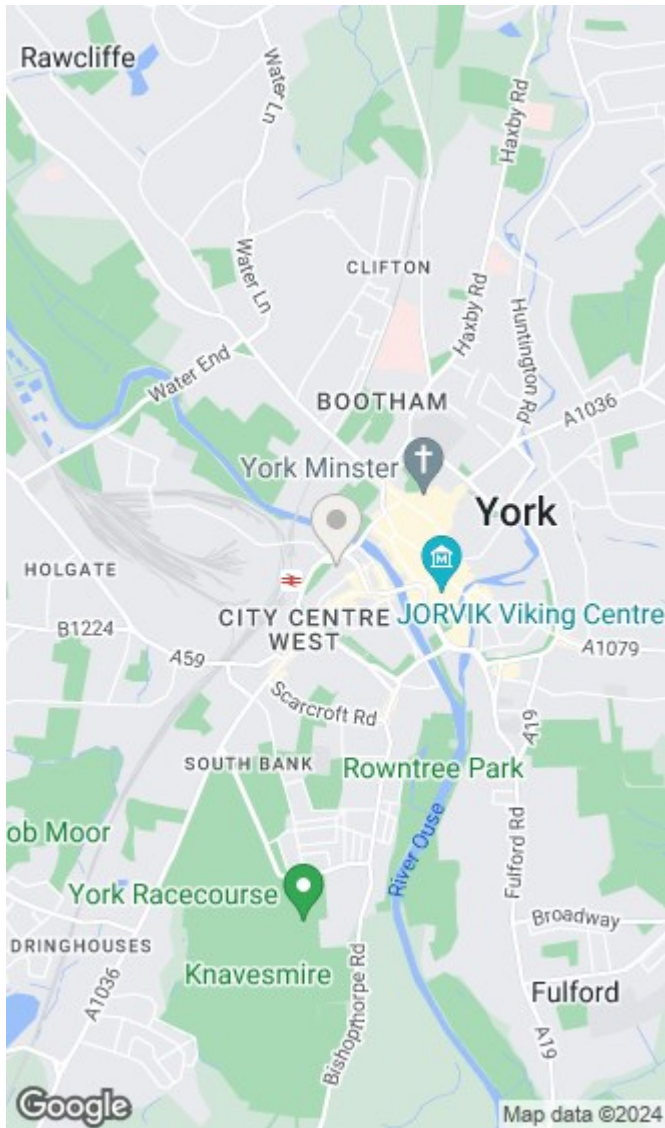
Accommodation:

- Fourth Floor Two Bedroom Apartment
- Integrated Appliances Throughout
- Impressive Open Plan Living Area
- Fitted Kitchen with Island and Dining Space
- Master Bedroom With En-Suite Shower
- Family Bathroom
- Communal Garden Area With Outdoor Work Station
- Easy Access To The Station And The City Centre
- Secure Development With Concierge Service

Price £499,500

Tenure: Leasehold





HQ

TWO BEDROOM PENTHOUSE



Type 5b		
DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.35 x 6.2	14'3" x 20'4"
Bedroom 1	3.6 x 3.65	11'9" x 11'11"
Bedroom 2	4.2 x 3.15	13'9" x 10'4"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	1.8 x 2.4	5'10" x 7'10"

Layout and dimensions shown are typical

IMPORTANT INFORMATION

Our sales particulars do not represent an offer, contract, or part of one. The information given is intended to be representative of the property as it stands at the time of writing. It is intended to provide an overview of the property and does not constitute an offer of any kind. It is not intended to constitute an offer of any kind. It is not intended to constitute an offer of any kind. It is not intended to constitute an offer of any kind.



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VICTORIA : FOURTH FLOOR



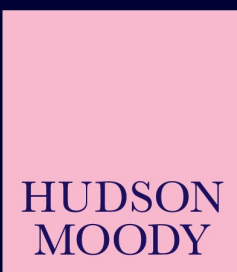
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IMPORTANT NOTICE

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.

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