



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.



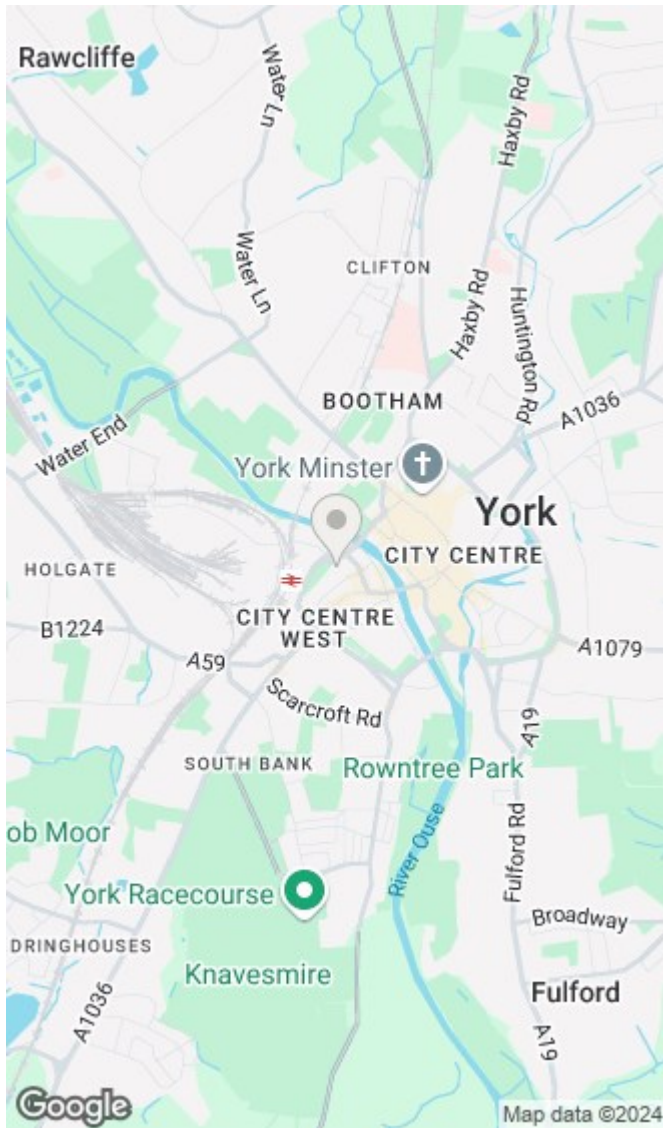
### **Accommodation:**

- 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





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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 property particulars do not represent an offer, contract, or part of one. The information given is intended to provide a general guide only and should not be relied upon. We do not warrant the accuracy or completeness of the information provided. We do not warrant the accuracy or completeness of the information provided. We do not warrant the accuracy or completeness of the information provided. We do not warrant the accuracy or completeness of the information provided.



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HQ  
VICTORIA : FOURTH 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.
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