



HUDSON
MOODY

45 Kings Hudson Quarter, Toft Green, York YO1 6AE



A stunning TWO BEDROOM, fifth floor apartment, within YORK CITY WALLS and within extremely close proximity of YORK RAILWAY STATION with the added benefit of ATTRACTIVE communal gardens and CONCIERGE.

This spectacular, fifth floor, dual aspect apartment features open plan living/ kitchen/ dining space and is finished to the highest standards. With engineered oak flooring throughout, the kitchen area boasts integrated Neff appliances, sile stone solid worktops with matching splashbacks and bespoke sile stone topped island unit. The full height vista windows allow plenty of natural light into the property. The two double bedrooms have been thoughtfully designed to provide a well-balanced space with a luxurious carpeted finish and internally illuminated wardrobes. The bathroom and en-suite shower room are fully tiled. Shower temperatures can be pre-set at the touch of a button and are finished with easy clean glass and offer both overhead and hand held shower heads. The apartment has underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. 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.



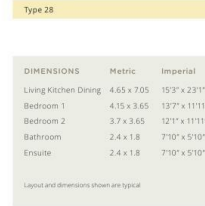
Accommodation:

- Fifth Floor Apartment
- Open Plan Living/Kitchen/Dining Area
- Integral Neff Appliances
- Double Bedroom with En-suite Shower Room
- Second Double Bedroom
- Spacious Second Bathroom
- Dual Aspect Views over Private Communal Gardens and Toft Green
- Secure Development With Concierge Service
- Excellent Central Location
- Parking Available by Separate Negotiation

Price £465,000

Tenure: Leasehold





IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jones LLP at Hudson Mowley nor anyone in its employment or acting on its behalf has authority to make any representations or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The agent's impression and plans are for representation only. The areas, measurements and areas shown are approximate only. Any errors or omissions or any does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. All specifications are subject to change.



HUDSONQUARTERYORK.COM



HUDSONQUARTERYORK.COM

HUDSON
MOODY

- 58 Micklegate
York
North Yorkshire
YO1 6LF

01904 650650