

Welcome to this superb DUPLEX APARTMENT situated in the prestigious recently built HUDSON QUARTER at Toft Green within the centre of York. The property is currently functioning as a SUCCESSFUL HOLIDAY LET but would also be a great place for anyone to reside full time.

The apartment offers generous open plan living accommodation and a cloakroom on the upper floor whilst on the lower floor there are two double bedrooms and a stylish Jack & Jill Shower Room.

- Superbly Presented Duplex Apartment
- Recently Built Development with High Spec Finish
- Two Double Bedrooms on Lower Floor
- Contemporary Fully Tiled Bathroom
- Open Plan Upper Living Accommodation with Heringbone Oak Flooring
- Superbly Fitted Kitchen With Stone Island
- Separate WC
- Attractive and Well Maintained Communal Gardens
- Underfloor Heating Throughout
- Close to Railway Station and City Centre

Guide Price £400,000 Tenure: Leasehold Council Tax Band: D

Lease Length: 250 (Years Remaining:

245)

Service Charge: £4,167.82 pa Ground Rent: £250 per annum

## HO TWO BEDROOM DUPLEX APARTMENT





## Type 131

Living Kitchen Dining	6.25 x 4.25	20'6" x 13'11"
Bedroom 1	3.2 x 3.9	10'5" x 12'9"
Bedroom 2	2.9 x 3.9	9'6" x 12'9"
Bathroom	1.8 x 2.4	5'10" x 7'10"
wc	1.4 x 2.5	4'7" x 8'2"

## IMPORTANT INFORMATIO

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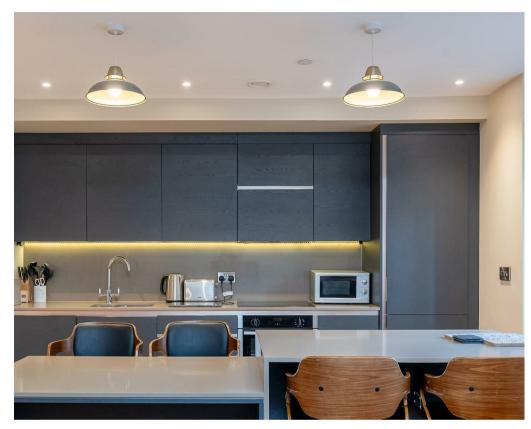


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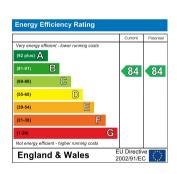
















## **IMPORTANT NOTICE**

- 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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