



51 Kings Toft Green, York YO1 6AE

A ONE OF A KIND, two bedroom, SIXTH FLOOR apartment with Juliette balcony, located in this prestigious, city centre, development close to the RAILWAY STATION and with NO LEASE RESTRICTIONS.

- **Exceptional Two Bedroom Apartment**
- **Sixth Floor with Stunning City Views**
- **Open Plan Living/Dining**
- **Top Spec. Kitchen**
- **Master Bedroom En-suite**
- **Second Double Bedroom**
- **Separate Bathroom**
- **Parking available to purchase**
- **Holiday Lets Permitted**

**Price £325,000**

**Tenure: Leasehold**  
**Council Tax Band: D**

Lease Length: 250 (Years Remaining: 249)

Service Charge: £3793.47 pa  
No Ground Rent

## HQ TWO BEDROOM APARTMENT

Type 4a



DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.0 x 6.35	13'1" x 20'9"
Bedroom 1	3.25 x 4.05	10'7" x 13'3"
Bedroom 2	3.8 x 2.9	12'5" 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"

Layout and dimensions shown are typical

### 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 Jonas LLP or Hudson Moody nor anyone in their employment or acting on their behalf has authority to make any representations about this property. No inspection has been carried out and a detailed survey, nor tested the services, appliances or fittings at the property. This artist's impression and plans are for representation only. The areas, measurements and distances are approximate only. Any reference to alterations, services 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### 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.