

N A I S H

ESTATE AGENTS



YORK
EST. 1939



Apartment 7 Victoria, Hudson Quarter Toft Green , York, YO1 6AB

An aesthetically pleasing modern apartment situated on the new development 'Hudson Quarter'. Located within the City Walls with excellent access to the Railway Station this property appeals to commuters, investors and those searching for a holiday home. Set within walking distance of York's cobbled streets, offering a variety of retail, dining and cultural experiences, this apartment offers the perfect base for entertaining and socialising, whilst maintaining a feeling of tranquility and security.

Located on the first floor, this apartment offers a high end finish throughout and is offered with no onward chain.

Comprising of an entrance hall, leading into the Living/Dining/Kitchen with an array of stylish cupboards, complemented by built-in appliances and modern worktops. Natural light captures this space with floor to ceiling windows, perfectly dressed with fitted curtains & blinds. The luxurious Master bedroom offers a tranquil escape with built in wardrobe & en-suite. An additional double bedroom with wardrobe, sits opposite a modern and contemporary house bathroom.

Offers Invited £375,000

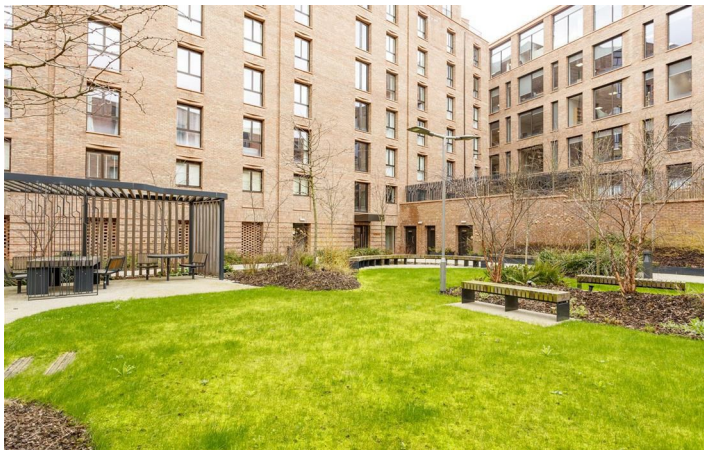
Apartment 7 Victoria, Hudson Quarter Toft Green , York, YO1 6AB



- Immaculate Apartment
- Underfloor Heating
- Rental income approx £2000pcm
- Two Bedroom/Two Bathroom
- Parking Space & Cycle Storage
- No onward chain
- Contemporary Living/Kitchen/Dining
- Yield achievable of 6-7%
- Offers invited

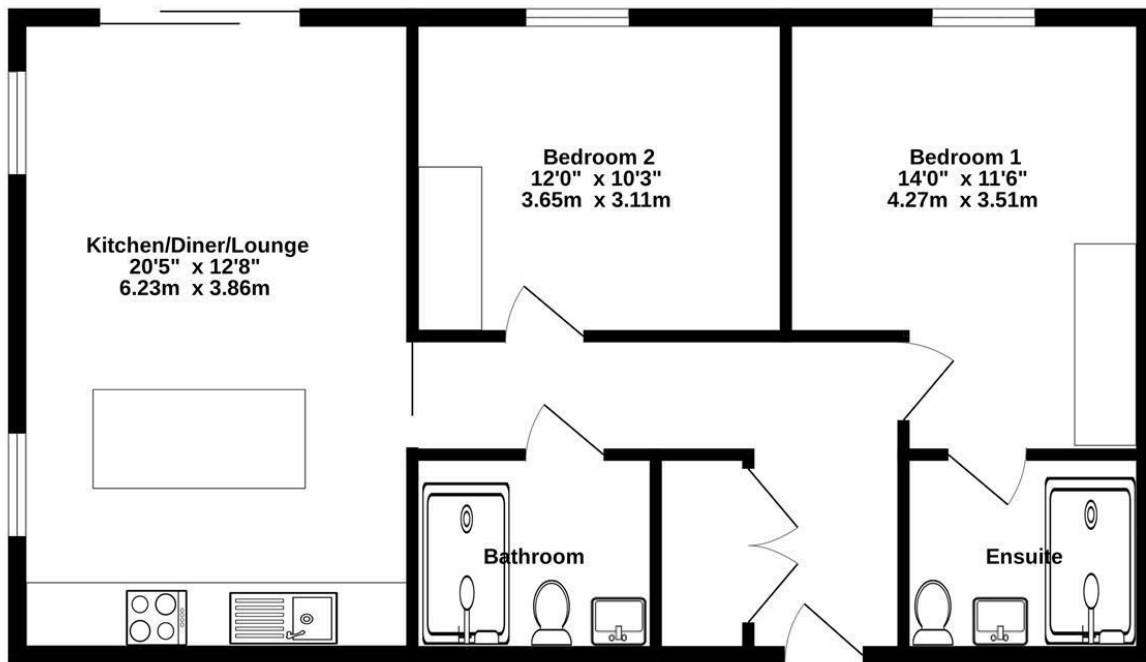


Directions



Floor Plan

GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	