



Hudson Quarter, York

£400,000

Positioned within the highly sought-after Hudson Quarter development, this beautifully presented two-bedroom apartment offers contemporary city living at its finest. Conveniently located just moments from York Railway Station and the historic city walls, it's perfectly placed for professionals, commuters, and those seeking a luxurious base in the heart of York.



Designed with modern lifestyles in mind, Hudson Quarter combines sleek architecture with thoughtfully landscaped communal spaces and secure access. Residents benefit from the development's impressive specification and its exceptional setting – just a short stroll from the boutiques, cafés, and restaurants of Micklegate and the city centre, while also providing effortless connectivity for travel further afield.



The apartment itself offers approximately 785 sq. ft. of stylish, well-proportioned accommodation. The heart of the home is an open-plan kitchen, dining, and living space featuring glazing that floods the room with natural light. The kitchen is fitted with high-quality integrated appliances and contemporary cabinetry, creating a sleek and functional space for entertaining and everyday living.

There are two generous double bedrooms, including a principal bedroom with an en-suite shower room, alongside a well-appointed family bathroom finished to the same high standard. The apartment also benefits from ample storage throughout and access to a secure cycle store.



Hudson Quarter's reputation for quality and convenience is matched by its enviable position – directly opposite York Railway Station, offering easy access to Leeds, London, and Edinburgh, as well as the vibrant amenities of the city on your doorstep.

Whether as a permanent residence, city pied-à-terre, or investment, this apartment represents an exceptional opportunity to purchase a premium home in one of York's most prestigious developments.

Material Information

Tenure: Leasehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected.

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: B

Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533



*Download speeds vary by broadband providers so please check with them before purchasing.

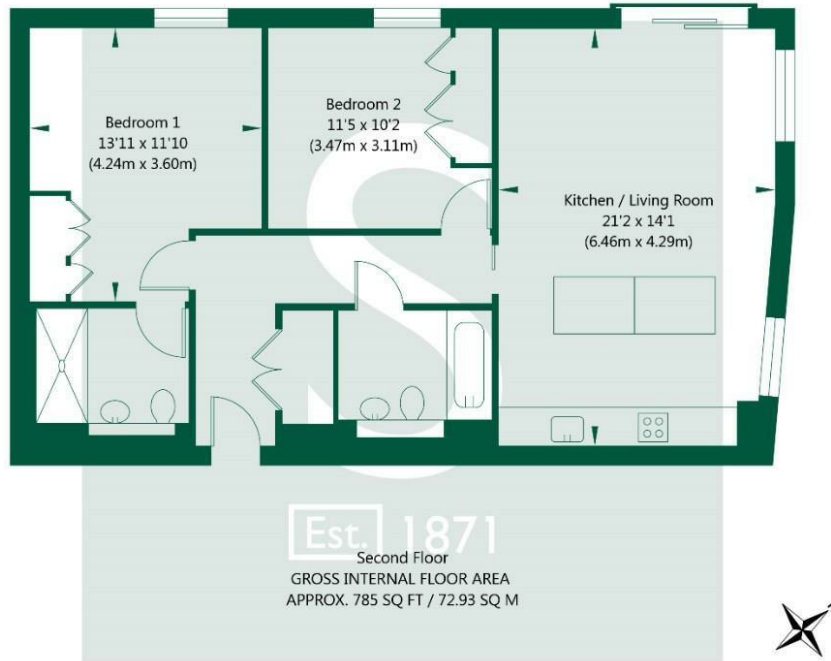
Starting Year of Lease : 2021 – 250 year lease

Years Remaining on Lease : 246 years

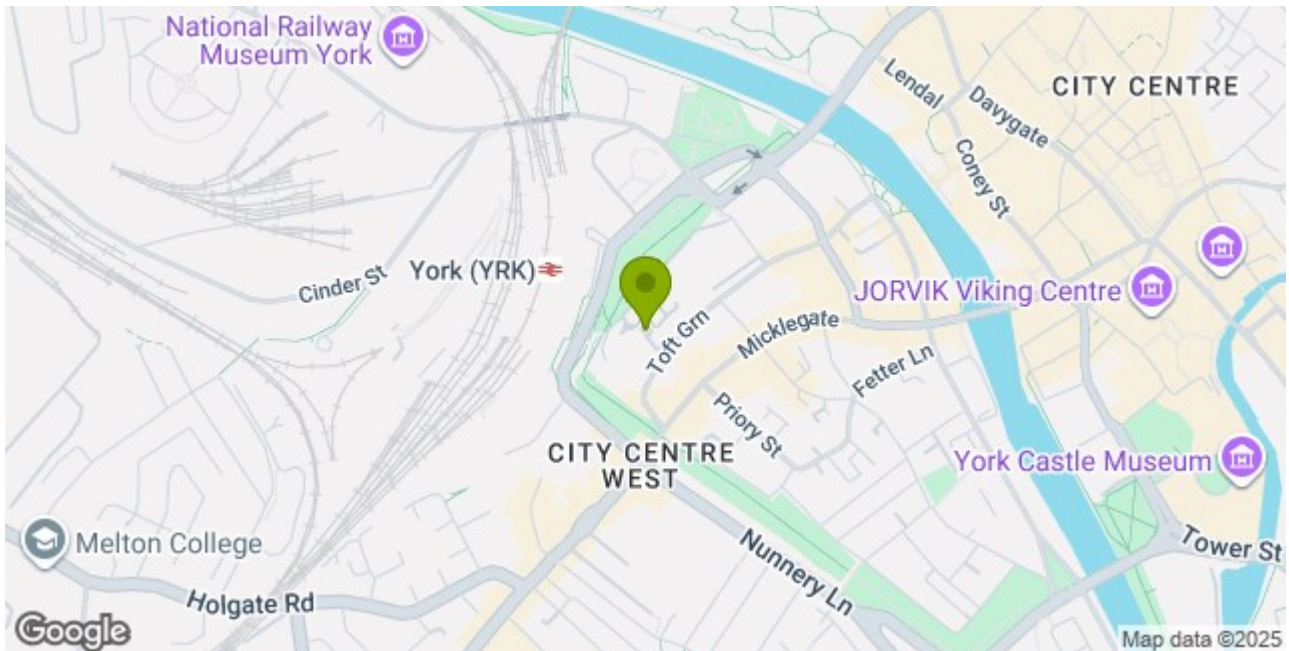
Service Charges & Ground Rent : £2101.87 (half yearly)

Management Company : Mulberry

Hudson Quarter, York, YO1 6AE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 785 SQ FT / 72.93 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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