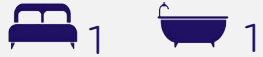




Hudson Quarter Toft Green, York YO1 6AE

£240,000



Welcome to apartment 38, also known as 'The Aviator's Attic'. Located on the fifth floor, this beautiful property is currently operating as a successful holiday let and boasts a fantastic position within walking distance of York Railway Station. Offered with no onward chain, this property is likely to be of interest to investors or anyone looking for a low maintenance turnkey property within the heart of the city.

Located in the Kings building of the highly regarded Hudson Quarter, this modern apartment offers easy access to the city and is within close proximity of the nationally connected York Railway Station.

Accessed via a secure communal entrance into the building, lift access is available to the fifth floor. Internally, the property offers a beautifully presented open plan kitchen living dining space, with herringbone flooring and striking kitchen units. A large window provides views of the immaculately kept central courtyard for all residents to use. There is also a double bedroom, a modern shower room, and a utility space with plumbing for a washing machine.

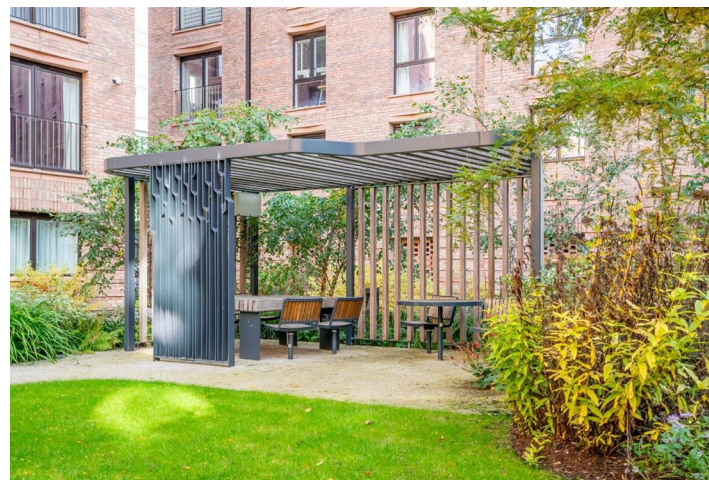
Whilst there is no parking with this apartment, there are various parking options within the immediate vicinity.

Onsite, there is the benefit of a concierge service, bike, and bin stores.

Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease - 250 years from and including 1 January 2021
Ground rent- £250 per annum
Ground rent review period- Annually
Service charge £630 per annum
Estate charge £405 per annum

Council Tax Band - B



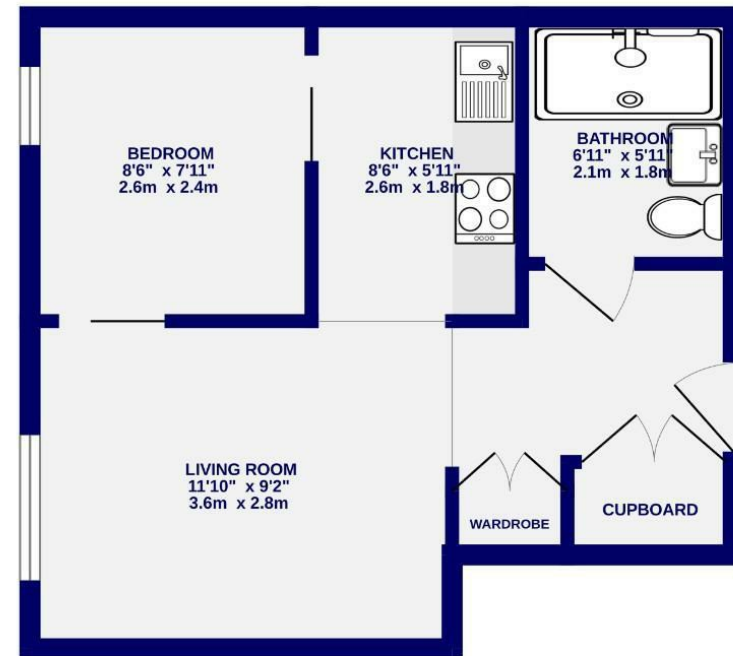


Hudson Quarter Toft Green, York YO1 6AE

Leasehold
Council Tax Band - B

- Fifth Floor Apartment
- One Bedroom
- Lift Access
- Located In Popular Residential Development
- Central Location Close To Train Station
- Successful Holiday Let
- No Onward Chain
- EPC - B

5TH FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 328 sq.ft. (30.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area 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.
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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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.