



23 Kings, Hudson Quarter Toft Green, York YO1 6AE

HUDSON
MOODY

An exceptionally well designed and superbly presented ONE BEDROOM APARTMENT set on the third floor of a prestigious development close to the railway Station and within easy walking distance of all shops and amenities within York city centre. The property was built in 2019 and has been used as a successful Holiday let for the past few years. The gross revenue For 1st January 2024 to the 31st December 2024 was £42,386.58.

- **Impressive Third Floor Apartment**
- **Successful Holiday Let with Gross Income in 2024 of £42,386.58**
- **Open Plan Living, Dining and Kitchen Area**
- **Benefitting From Remaining New Build Warranty**
- **Jack & Jill Style Bathroom**
- **Development Set Around Communal Gardens**
- **Offered with No Chain**
- **Would Also Make a Great First Time Buy**
- **Lift to All Floors**

Guide Price £275,000
Tenure: Leasehold
Council Tax Band: B

Lease Length- 245 years remaining
Annual Ground Rent- Ask Agent
Annual Service Charge- £1,305

HQ ONE BEDROOM APARTMENT

Type 1

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.15 x 6.25	13'7" x 20'6"
Bedroom	3.1 x 4.2	10'2" x 13'9"
Bathroom	2.4 x 1.8	7'10" x 5'10"

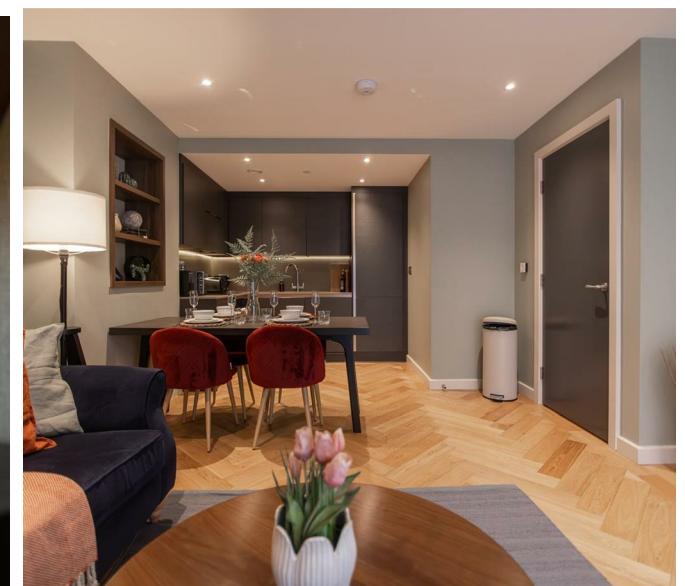
Layout and dimensions shown are typical



IMPORTANT INFORMATION

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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		



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.
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