



Kings, Hudson Quarter, York

£390,000

**Stephensons**  
estate agents & chartered surveyors

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Est. 1871

## Hudson Quarter, York YO1 6AE

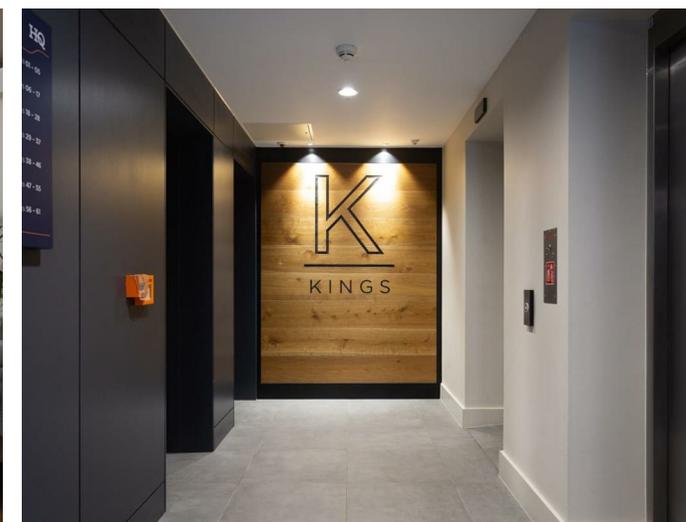
£390,000

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.



Tenure: Leasehold  
Broadband Coverage: Up to 1000\* Mbps  
download speed  
EPC Rating: B - 85  
Council Tax: D - City of York  
Current Planning Permission: No current  
planning permissions.

Imagery Disclaimer: Some photographs and  
videos within these sales particulars may have  
been digitally enhanced or edited for marketing  
purposes. They are intended to provide a  
general representation of the property and  
should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the  
address entered. You should check with  
broadband suppliers in your area to confirm your  
maximum speed available.



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.

Lease Details:

Years Remaining on Lease : 246 years.

Service Charges & Ground Rent : £2101.87 (every six months).

Management Company : Mulberry

## Partners:

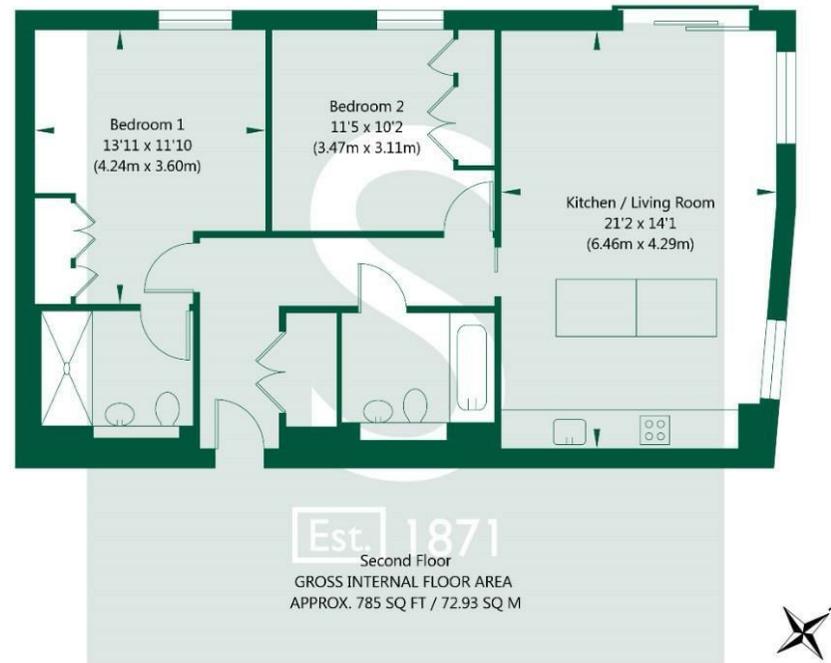
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

## Associate Partners:

N Lawrence  
I Jarvis MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

## 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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