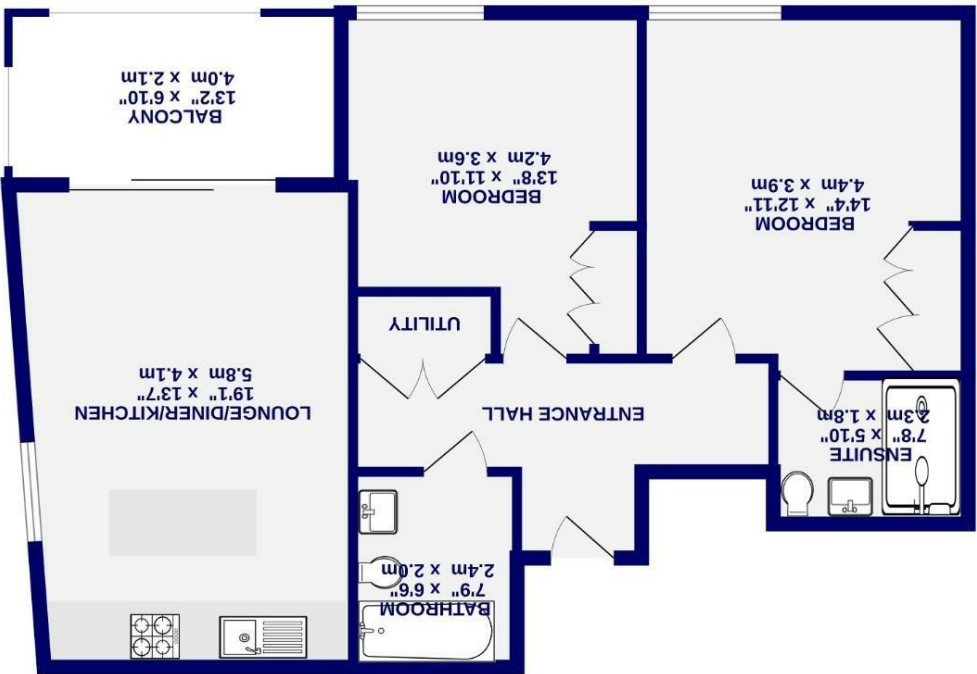




# Toft Green Hudson Quarter, York YO1 6AE

Leasehold  
Council Tax Band - D

- Apartment
- Fourth Floor
- Two Double Bedrooms
- Main Ensuite Bathroom
- Can Be Used For Short Term Letting
- Parking
- EPC B



TOTAL FLOOR AREA: 772 sq. ft. (71.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.  
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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 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.



Toft Green  
Hudson Quarter, York  
YO1 6AE

£350,000

 2  2

A superb fourth floor apartment offered at this discounted price in this superb position in this sought after and central development.

The properties are fitted to an exceptionally high standard with this particular property having the elevated position at the front corner of the development. The apartment can be used within the lease as a short term let or would make a fantastic city central home.

The open plan living/ dining kitchen includes engineered oak flooring throughout, the kitchen area has Neff appliances, sile stone solid worktops with matching splashbacks and bespoke sile stone topped island unit. The full height windows allow natural light into the property and balcony offers excellent views over the city walls.

The property has two double bedrooms, a utility, a family bathroom and an ensuite to the main bedroom. The apartment has underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. The apartment has the additional benefit of full use of the spectacular landscaped, communal gardens with outdoor workspace, secure bicycle store and 7 day a week concierge.

Leasehold  
Length of lease 250 years commenced 1/1/2021  
Ground rent £250 p.a.  
Ground rent review period tbc  
Service charge £2,243.46  
Service charge review period tbc  
Council Tax Band D

