HUDSON MOODY

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

Welcome to this superb DUPLEX APARTMENT situated in the prestigious recently built HUDSON QUARTER at Toft Green within the centre of York. The property is currently functioning as a SUCCESSFUL HOLIDAY LET but would also be a great place for anyone to reside full time.
The apartment offers generous open plan living accommodation and a cloakroom on the upper floor whilst on the lower floor there are two double bedrooms and a stylish Jack & Jill Shower Room.

- **Superbly Presented Duplex Apartment**
- **Recently Built Development with High Spec Finish**
- **Two Double Bedrooms on Lower Floor**
- **Contemporary Fully Tiled Bathroom**
- **Open Plan Upper Living Accommodation with Heringbone Oak Flooring**
- **Superbly Fitted Kitchen With Stone Island**
- **Separate WC**
- **Attractive and Well Maintained Communal Gardens**
- **Underfloor Heating Throughout**
- **Close to Railway Station and City Centre**

Guide Price £400,000
Tenure: Leasehold
Council Tax Band: D

Lease Length: 250 (Years Remaining: 245)
Service Charge: £4,167.82 pa
Ground Rent: £250 per annum

HQ

TWO BEDROOM DUPLEX APARTMENT

Type 13b

Lower

Upper

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	6.25 x 4.25	20'6" x 13'11"
Bedroom 1	3.2 x 3.9	10'5" x 12'9"
Bedroom 2	2.9 x 3.9	9'6" x 12'9"
Bathroom	1.8 x 2.4	5'10" x 7'10"
WC	1.4 x 2.5	4'7" x 8'2"

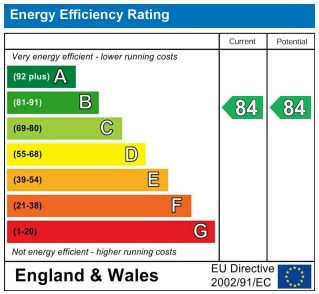
Layout and dimensions shown are typical

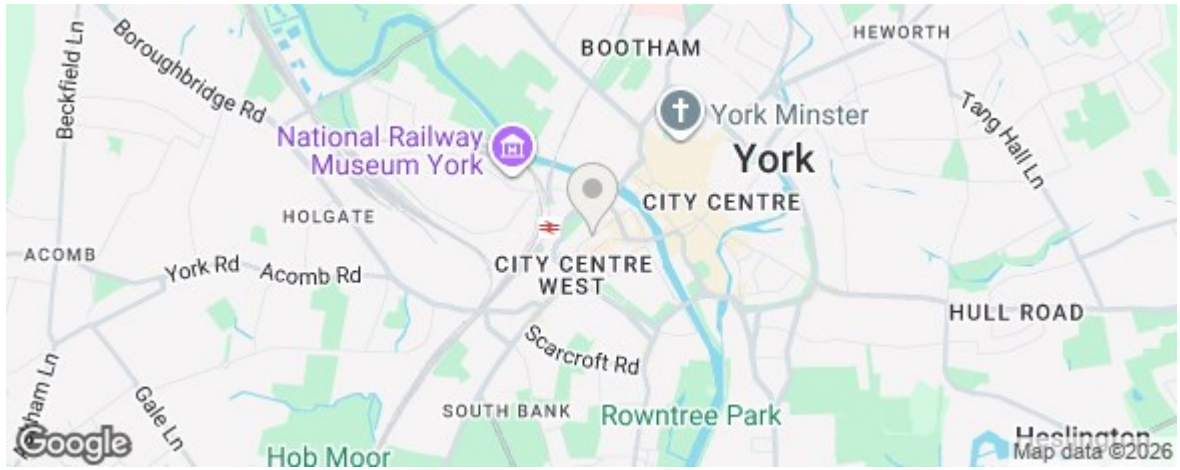
IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP or Hudson Moody nor anyone in their employment or acting on their behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The artist's impression and plans are for representation only. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. All specifications are subject to change.

HUDSON QUARTER TOFT GREEN YORK
+44 (0)1904 630799 sales@hqyork.com

HUDSONQUARTERYORK.COM





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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.
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58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com