



Toft Green City Centre, York YO1 6AE

£270,000



Offered with no onward chain, this superb third floor apartment forms part of the highly regarded Hudson Quarter development, one of York's most prestigious city centre addresses. Ideally positioned close to York Railway Station and within easy walking distance of the historic city centre, the property would make an ideal first time purchase, city centre home or investment opportunity.

Built in 2019 and benefiting from the remainder of a 10 year build warranty, the apartment has been successfully operated as a holiday let and is presented to a high standard throughout.

Accessed via a secure communal entrance with lift access to all floors, the accommodation comprises an entrance hallway with useful storage cupboard, a spacious open plan living, dining and kitchen area with a range of modern fitted units and integrated appliances, creating an excellent entertaining and living space. The generous double bedroom benefits from fitted wardrobes and direct access to a stylish Jack and Jill bathroom fitted with a contemporary three piece suite.

Hudson Quarter is centred around beautifully maintained communal gardens, providing a peaceful setting in the heart of the city. Residents also enjoy secure entry systems and well maintained communal areas throughout the development.

Situated within moments of York Railway Station, the property offers excellent connectivity whilst being perfectly placed to enjoy York's extensive range of shops, restaurants, cafés and cultural attractions.

An internal viewing is highly recommended to appreciate the quality, location and lifestyle on offer.

Leasehold

Length of Lease: 245 years remaining
Ground Rent: £250 per annum
Service Charge: £507.40 per annum
Estate Charge: £684.10 per annum
Council Tax Band: C
EPC Rating: B

All figures should be verified by a purchaser's solicitor prior to exchange of contracts.



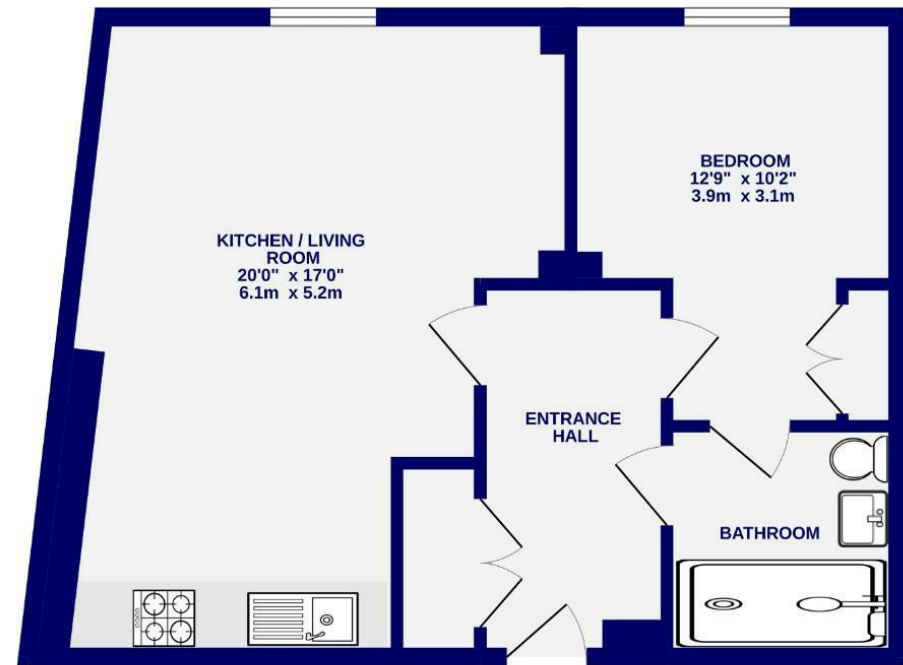


Toft Green City Centre, York YO1 6AE

Leasehold
Council Tax Band - C

- Third Floor Apartment
- One Double Bedroom
- Jack And Jill Bathroom
- Allocated Parking Space
- Currently Operating As A Popular Holiday Let
- City Centre Location
- EPC B

THIRD FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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. It is included in the plan the garage/rooms 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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