



**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 Herringbone 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



TWO BEDROOM DUPLEX APARTMENT

Lower



Upper



Type 13b

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
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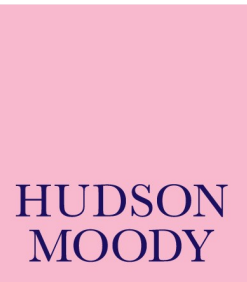
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.
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