



HUDSON
MOODY

37 Waverley, Hudson Quarter Toft Green, York YO1 6AD



A STUNNING top floor TWO BEDROOM apartment enjoying CITY VIEWS and located in an enviable location close to the RAILWAY STATION and CITY CENTRE.

This stylish top floor apartment is accessed via the stairwell or lift. A large hall with a store/utility cupboard, opens into an impressive open plan living/kitchen/dining area finished to the highest standards. The bedrooms have been thoughtfully designed to include integrated, internally illuminated, wardrobes and are fully carpeted. Both the en-suite shower room and house bathroom are fully tiled and include a heated towel rail and mirrored vanity unit. With underfloor heating throughout: all rooms have large floor to ceiling windows affording views towards the city centre. The apartment enjoys full use of the communal gardens, outdoor workspace, bike store and concierge service.

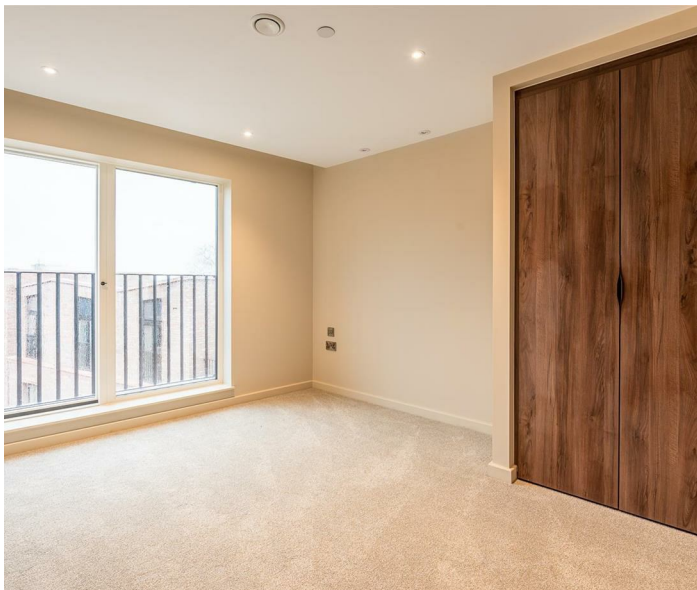


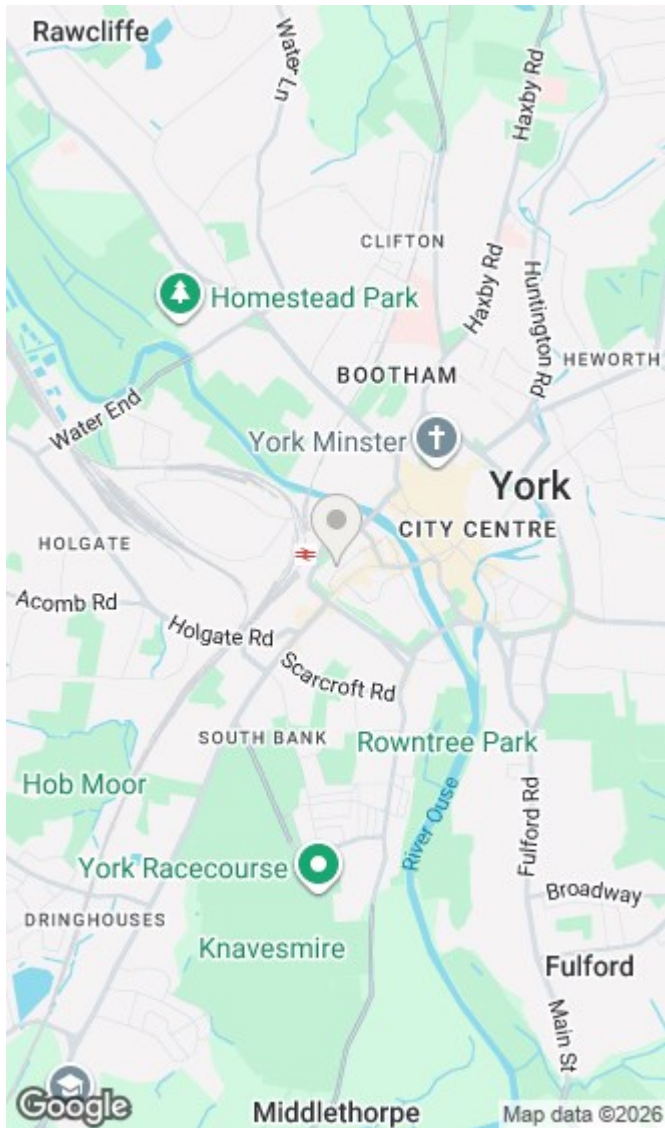
Accommodation:

- Top Floor Two Bedroom Apartment
- Impressive Open Plan Dining/Living Area
- Master Bedroom With En-Suite Shower Room
- Second Double Bedroom
- Family Bathroom
- Garden Views
- Parking Available to Purchase
- Communal Garden Area With Outdoor Work Station
- Easy Access To The Station And The City Centre
- Ready for Immediate Occupancy

Price £385,000

Tenure: Leasehold





HQ
WAVERLEY : FIFTH FLOOR



IMPORTANT INFORMATION
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HQ
TWO BEDROOM PENTHOUSE



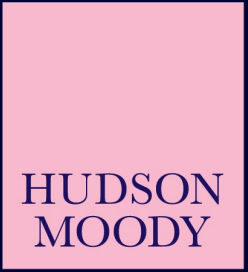
Type 4c

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.35 x 6.3	14'3" x 20'8"
Bedroom 1	3.2 x 4.0	10'5" x 13'1"
Bedroom 2	3.7 x 3.05	12'1" x 10'0"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"

Layout and dimensions shown are typical

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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.
4. 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.
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