



HUDSON
MOODY

Hudson Quarter Toft Green, York YO1 6AE

A superbly presented two bedroom apartment, perfect for city living. The apartment is set on the 6th floor of a recently built development lying close to York railway station and within easy reach of the city centre.

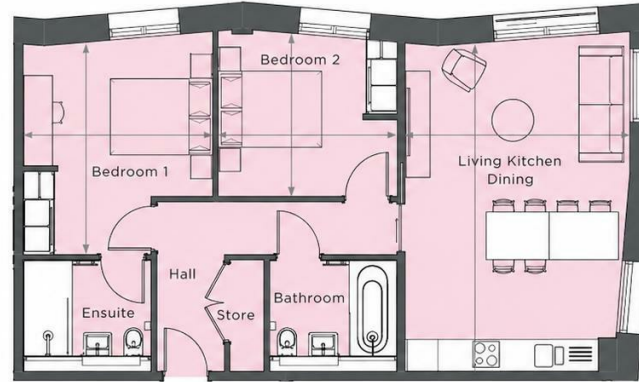
This contemporary apartment forms part of the prestigious Hudson Quarter Development and is spacious, light and airy with far reaching city views and communal outside space.

- **Secure Development With Concierge Service**
- **Sixth-floor apartment with lift access**
- **Open-plan kitchen, dining and living area**
- **Principal bedroom with en-suite shower room**
- **Second generous double bedroom**
- **Underfloor heating throughout**
- **Juliet balcony with full-height glazed doors**
- **Excellent City-Centre location**
- **Holiday Lets Permitted**
- **Furniture available by separate negotiation.**

Guide Price £425,000
Tenure: Leasehold
Council Tax Band: F



TWO BEDROOM APARTMENT



Type 5c

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.25 x 6.15	13'11" x 20'2"
Bedroom 1	3.6 x 3.95	11'9" x 12'11"
Bedroom 2	3.4 x 3.05	11'1" 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

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 James 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. All measurements, stated dimensions, areas and distances are approximate only. Any dimensions are approximate and may vary slightly. 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

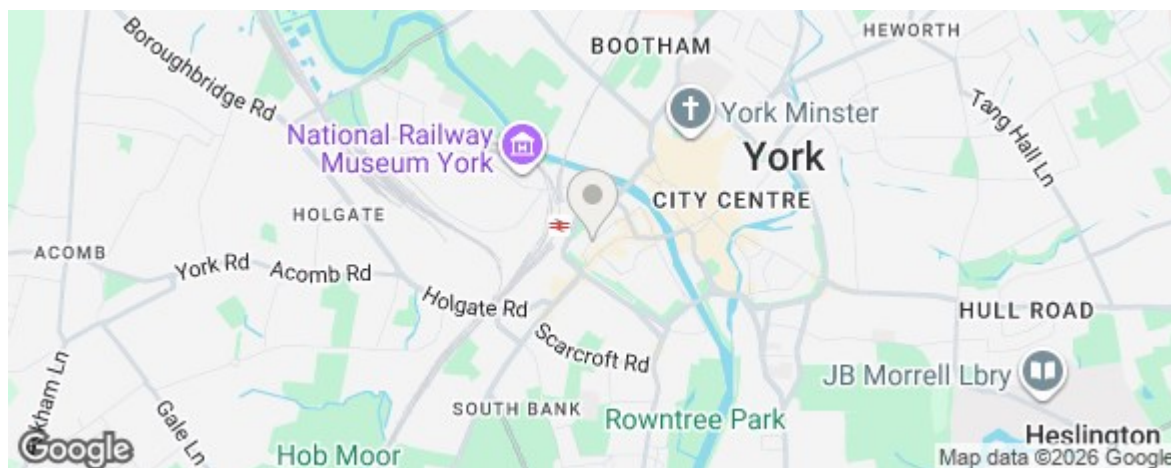
HUDSONQUARTERYORK.COM







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.
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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com