



HUDSON
MOODY

Hudson Quarter Toft Green, York YO1 6AE

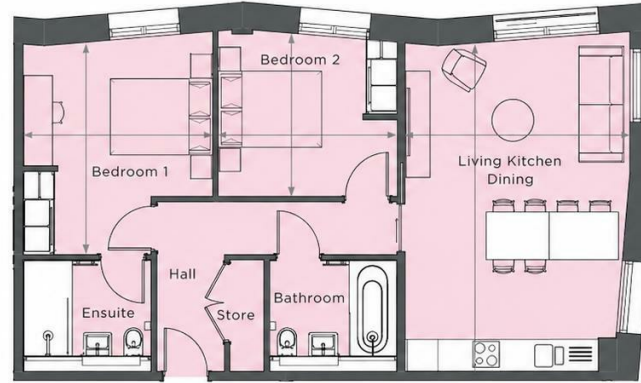
A superbly presented two bedroom apartment, perfect for city living. The apartment is set on the 6th floor of a recently built development lying close to York railway station and within easy reach of the city centre.

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

HQ 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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	85
(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.
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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