



29 Victoria Hudson Quarter Toft Green, York YO1
6AB

A contemporary, TWO BEDROOM Apartment with BALCONY over looking the AWARD WINNING gardens, situated in an ENVIABLE location within the city walls and in CLOSE PROXIMITY of YORK STATION.

- **TWO BEDROOM, TOP FLOOR, APARTMENT**
- **Excellent Central Location With Beautiful Landscaped Communal Gardens**
- **Open Plan Living/Dining Area with Home Office Space**
- **PRIVATE BALCONY** with spectacular views
- **Fitted Kitchen with Integral Appliances**
- **Master Bedroom with Dressing Area and En-Suite**
- **Second Double Bedroom**
- **Separate Bathroom**
- **Secure development with Concierge**
- **Easy Access To The Station And The City Centre**

HQ TWO BEDROOM PENTHOUSE



Type 17

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	7.3 x 7.15	23'11" x 23'5"
Bedroom 1	3.25 x 4.05	10'7" x 13'3"
Bedroom 2	4.35 x 2.7	14'3" x 8'10"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Dressing	2.05 x 2.2	6'8" x 7'2"
Balcony Area	9.38m ²	100.96ft ²

Layout and dimensions shown are typical

IMPORTANT INFORMATION

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HUDSON QUARTER TOFT GREEN YORK
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HUDSONQUARTERYORK.COM

Price £500,000
Tenure: Leasehold
Council Tax Band: G

Lease Term: 250 (Years Remaining: 249)
Annual Service: £6526.84 pa
No Ground Rent





HQ VICTORIA : FOURTH FLOOR



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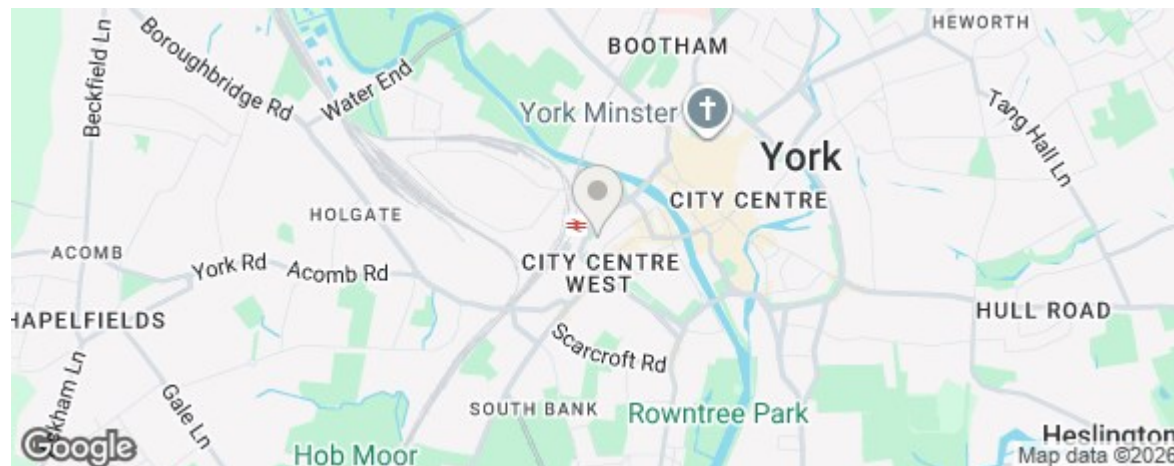


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT NOTICE

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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.
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