



**29 Victoria Hudson Quarter Toft Green, York YO1  
6AB**

HUDSON  
MOODY

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

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

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

**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 <sup>2</sup>	100.96ft <sup>2</sup>

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 or lessor and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP or Hudson Moody nor anyone in their employment or acting on their behalf has authority to make any representations about this property. No inspection has been carried out and a detailed survey, nor tested the services, appliances or fittings at the property. The artist's impression and plans are for representation only. The areas, measurements and distances are approximate only. Any reference to alterations, services 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.



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VICTORIA : FOURTH FLOOR

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Jonas



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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	



#### 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.

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