



HUDSON
MOODY

25 Victoria Hudson Quarter, Toft Green, York YO1 6AB

A luxurious, three bedroom penthouse apartment with a large balcony. Located within the prestigious Hudson Quarter development overlooking both the city walls and communal gardens.

- **Penthouse Apartment**
- **High Specification Throughout**
- **Open Plan Living Dining Kitchen with Balcony and Walk in Pantry**
- **Principal Suite with Integral Wardrobes and En-suite Shower Room**
- **Two Further Double Bedrooms Each with Juliet Balcony**
- **House Bathroom**
- **Undercroft Secure Parking Space**
- **Beautiful Mature Communal Gardens**
- **On Site Concierge Service 7 Days a Week**
- **Enviably Views over the Gardens and City Walls**



Total area: approx. 109.1 sq. metres (1174.6 sq. feet)

Guide Price £750,000

Tenure: Leasehold

Council Tax Band: G

Length of Lease: 246

Service Charge: £6,316.88 PA

Ground Rent: Not applicable





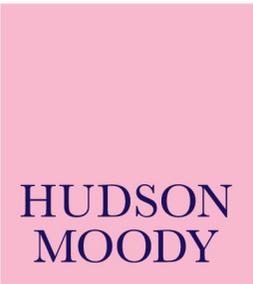


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com