



HUDSON  
MOODY

**18 Victoria Hudson Quarter, York YO1 6AB**

\*\*\* VIEWING RECOMMENDED \*\*\* An IMPRESSIVE third floor, TWO BEDROOM apartment located in a PRESTIGIOUS city centre development with views over the CITY WALLS and exceptionally close to the railway station and city centre.

- **Two Bedroom Third Floor Apartment**
- **Integral Appliances Throughout**
- **Open Plan Living/Kitchen/Dining Area**
- **Master Bedroom En-Suite**
- **Second Double Bedroom**
- **Bathroom With Shower Over Bath**
- **Excellent Central Location With Beautiful Landscaped Communal Gardens**
- **Secure Development With Concierge Service**

**Guide Price £390,000**  
**Tenure: Leasehold**  
**Council Tax Band: D**

Ground Rent: £250.00 pa  
Annual Service Charge: £3786.00 pa  
Review Period: Annually

18 Victoria  
Approximate Gross Internal Area = 69.4 sq m / 747 sq ft

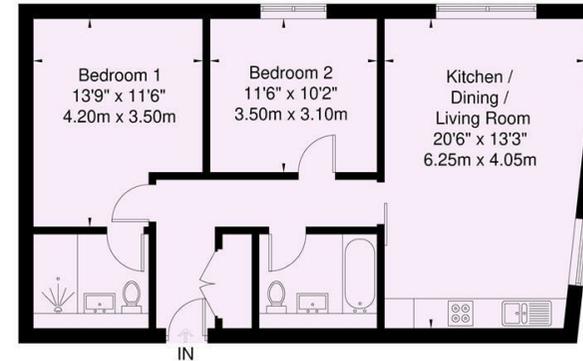


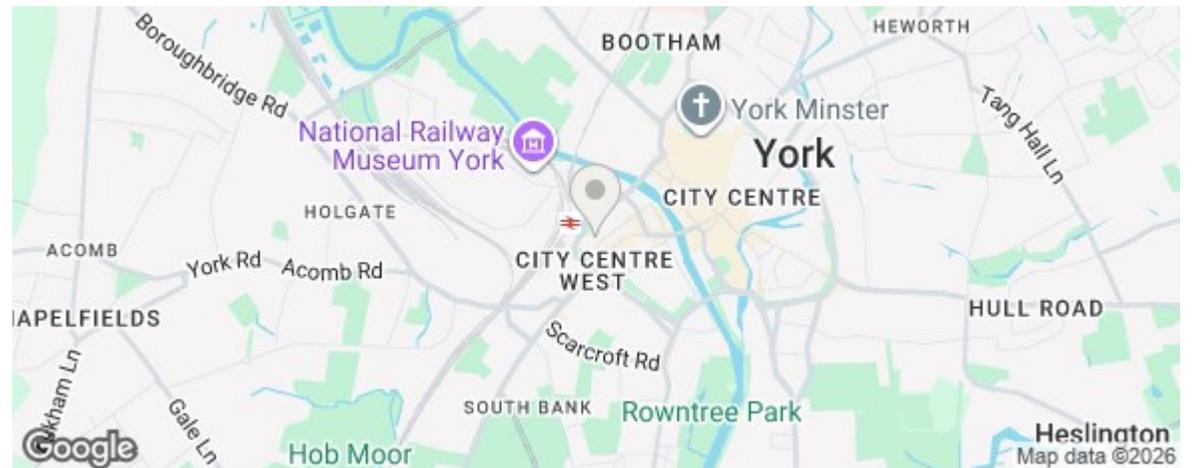
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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