

Waverley, Hudson Quarter, Toft Green, York

£250,000

Stephensons
estate agents & chartered surveyors

Toft Green, York YO1 6AD

Est. 1871

£250,000

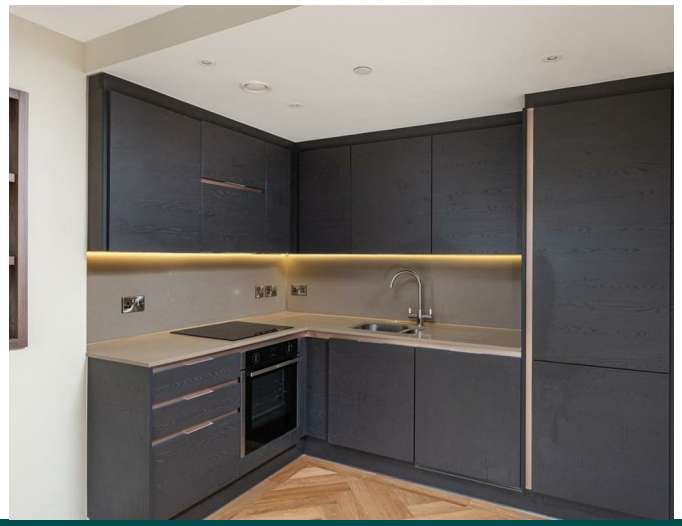
A stylish one bedroom apartment in the sought-after Waverley building, set in the heart of the vibrant Hudson Quarter – just a short walk from York city centre and the railway station, offered with no onward chain.

This well-presented one bedroom apartment is located on the first floor of Waverley, one of the landmark buildings within the award-winning Hudson Quarter development.

The apartment offers contemporary living in a prime location, combining high-quality design with a lifestyle of convenience and connectivity. The apartment features a bright and spacious open plan living, dining and kitchen area with large windows that fill the space with natural light. The modern kitchen is fitted with integrated appliances, sleek cabinetry and ample worktop space. The double bedroom is well-proportioned and includes a built-in wardrobe, while the stylish three-piece bathroom is finished with contemporary fittings and a high-quality specification throughout. A welcoming entrance hall provides useful storage and completes the layout.

Hudson Quarter is a thoughtfully designed neighbourhood that blends historic character with contemporary architecture. Waverley residents benefit from beautifully landscaped communal areas, secure access and the reassurance of a 24-hour concierge service. Perfectly







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: B - 85
Council Tax: C - City of York
Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.











positioned just a short stroll from York railway station and the city centre, the apartment offers easy access to an excellent range of shops, restaurants, cafés and cultural attractions. The area is also well connected by road and public transport, making it ideal for professionals, first-time buyers and investors.

Lease Details:
Lease Length: 245 years left.
Service Charge: £1246.18 per annum. A secondary charge due to Hudson Quarter of £418.02 is paid per annum too.
Ground Rent: £250 per annum.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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Partners:

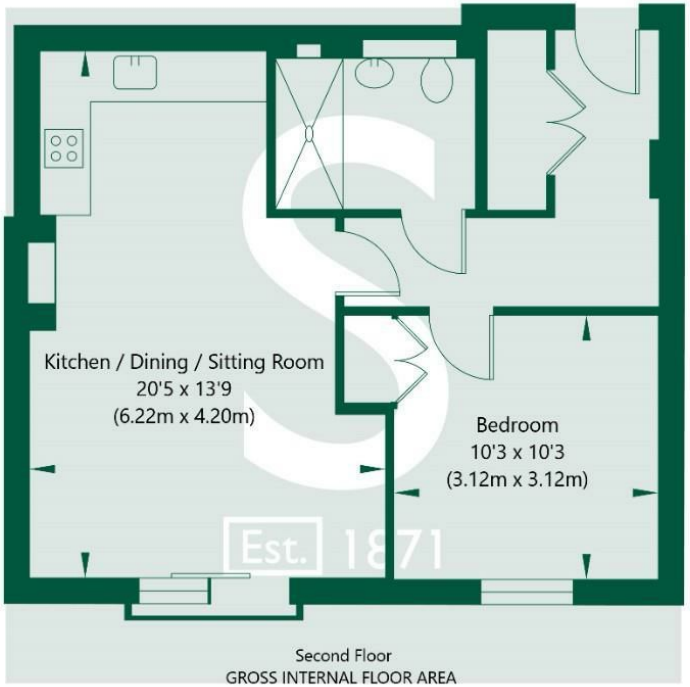
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

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Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 502 SQ FT / 46.67 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
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All measurements and fixtures including doors and windows are approximate and should be independently verified.
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