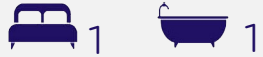




# Toft Green City Centre, York YO1 6AE

£270,000



Offered with no onward chain, this superb third floor apartment forms part of the highly regarded Hudson Quarter development, one of York's most prestigious city centre addresses. Ideally positioned close to York Railway Station and within easy walking distance of the historic city centre, the property would make an ideal first time purchase, city centre home or investment opportunity.

Built in 2019 and benefiting from the remainder of a 10 year build warranty, the apartment has been successfully operated as a holiday let and is presented to a high standard throughout.

Accessed via a secure communal entrance with lift access to all floors, the accommodation comprises an entrance hallway with useful storage cupboard, a spacious open plan living, dining and kitchen area with a range of modern fitted units and integrated appliances, creating an excellent entertaining and living space. The generous double bedroom benefits from fitted wardrobes and direct access to a stylish Jack and Jill bathroom fitted with a contemporary three piece suite.

Hudson Quarter is centred around beautifully maintained communal gardens, providing a peaceful setting in the heart of the city. Residents also enjoy secure entry systems and well maintained communal areas throughout the development.

Situated within moments of York Railway Station, the property offers excellent connectivity whilst being perfectly placed to enjoy York's extensive range of shops, restaurants, cafés and cultural attractions.

An internal viewing is highly recommended to appreciate the quality, location and lifestyle on offer.

Leasehold

Length of Lease: 245 years remaining  
Ground Rent: £250 per annum  
Service Charge: £507.40 per annum  
Estate Charge: £684.10 per annum  
Council Tax Band: C  
EPC Rating: B

All figures should be verified by a purchaser's solicitor prior to exchange of contracts.



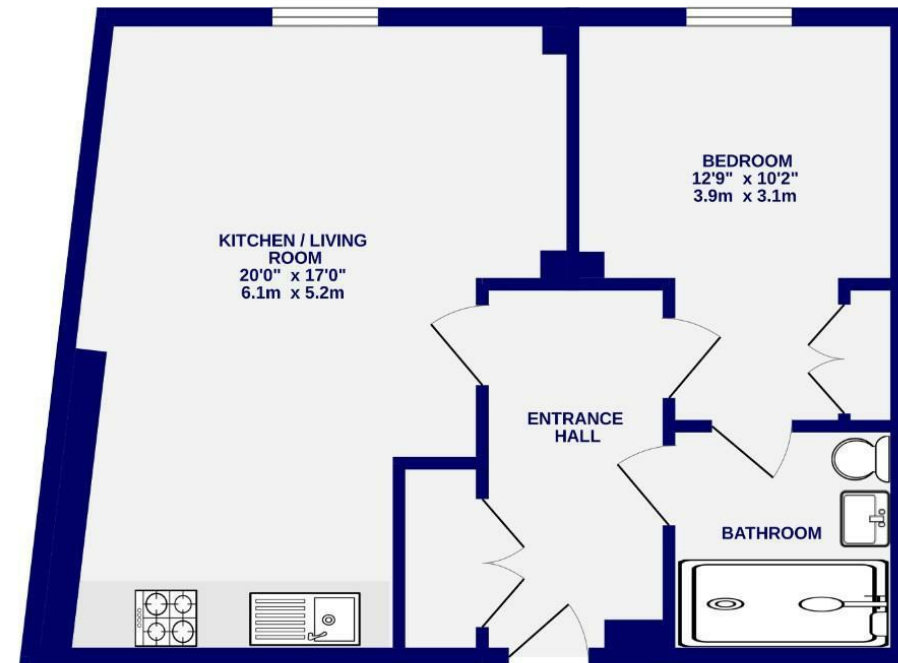


# Toft Green City Centre, York YO1 6AE

Leasehold  
Council Tax Band - C

- Third Floor Apartment
- One Double Bedroom
- Jack And Jill Bathroom
- Allocated Parking Space
- Currently Operating As A Popular Holiday Let
- City Centre Location
- EPC B

THIRD FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the garage/rooms will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.