



HUDSON  
MOODY

45 Kings Hudson Quarter, Toft Green, York YO1 6AE





**A stunning TWO BEDROOM, fifth floor apartment, within YORK CITY WALLS and within extremely close proximity of YORK RAILWAY STATION with the added benefit of ATTRACTIVE communal gardens and CONCIERGE.**

This spectacular, fifth floor, dual aspect apartment features open plan living/ kitchen/ dining space and is finished to the highest standards. With engineered oak flooring throughout, the kitchen area boasts integrated Neff appliances, sile stone solid worktops with matching splashbacks and bespoke sile stone topped island unit. The full height vista windows allow plenty of natural light into the property. The two double bedrooms have been thoughtfully designed to provide a well-balanced space with a luxurious carpeted finish and internally illuminated wardrobes. The bathroom and en-suite shower room are fully tiled. Shower temperatures can be pre-set at the touch of a button and are finished with easy clean glass and offer both overhead and hand held shower heads. The apartment has underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. The apartment has the additional benefit of full use of the spectacular landscaped, communal gardens with outdoor workspace, secure bicycle store and 7 day a week concierge.



## Accommodation:

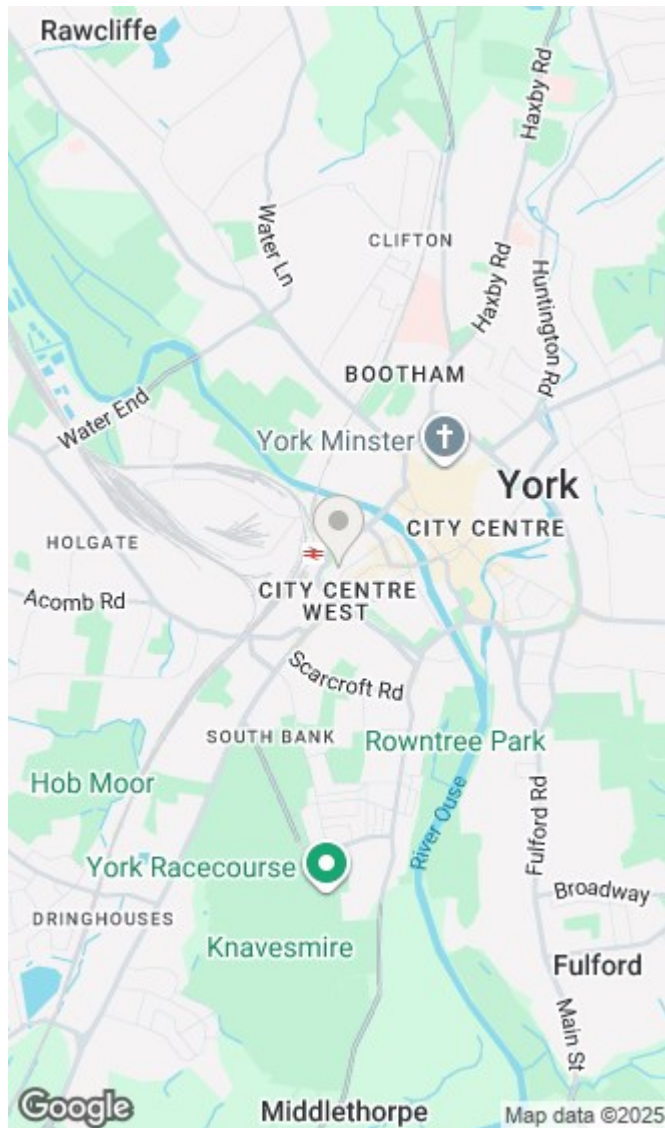
- Fifth Floor Apartment
- Open Plan Living/Kitchen/Dining Area
- Integral Neff Appliances
- Double Bedroom with En-suite Shower Room
- Second Double Bedroom
- Spacious Second Bathroom
- Dual Aspect Views over Private Communal Gardens and Toft Green
- Secure Development With Concierge Service
- Excellent Central Location
- Parking Available by Separate Negotiation

**Price £395,000**

Tenure: Leasehold







## HQ TWO BEDROOM APARTMENT



Type 28

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.65 x 7.05	15'3" x 23'1"
Bedroom 1	4.15 x 3.65	13'7" x 11'11"
Bedroom 2	3.7 x 3.65	12'1" x 11'11"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"

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 agency, whether or not intended and the client should rely on the information as being strictly accurate about the property, its condition or its value. Neither the agency nor the client should rely on the information given in these particulars for any purpose other than as a guide only. The client should carry out a detailed survey, not limited to the services, appliances or fittings of the property, the price, condition and value and for representation only. The client, measurements and distances are approximate only. Any reference to alterations or work done does not mean that any necessary planning permission, building regulations or other consent has been obtained. The client should verify the property may change without notice, and specifications are subject to change.



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## HQ KINGS : FIFTH FLOOR



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### 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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