



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.



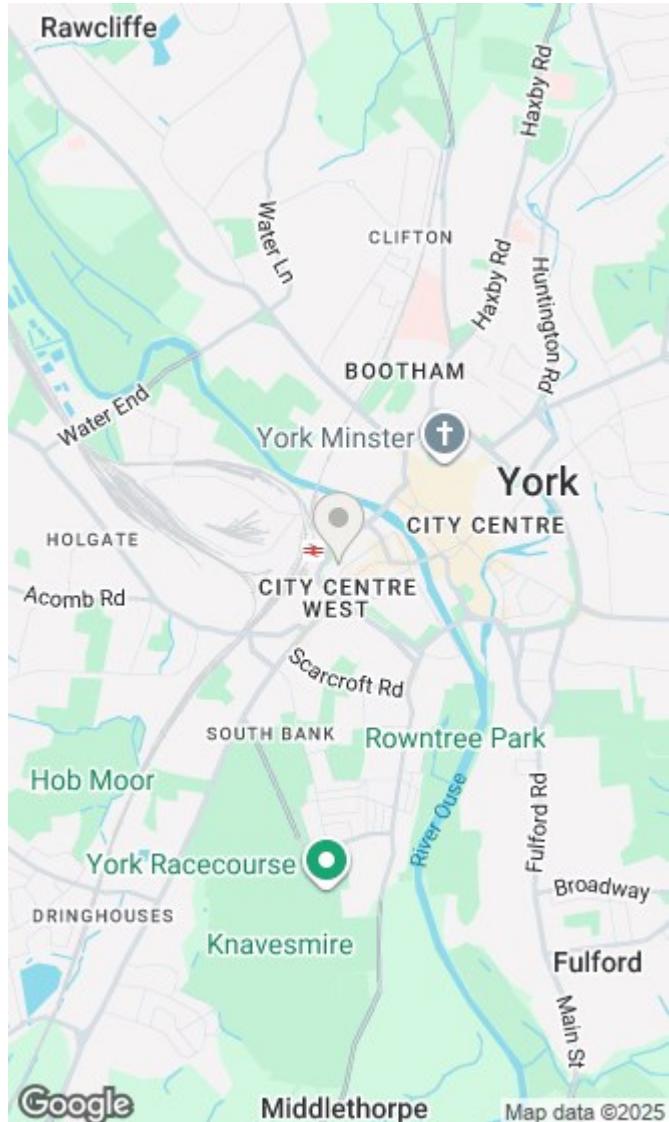
Accommodation:

- 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 2B



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 agents, sellers or lessors and you should not rely on it as being accurate and you should not rely on it as being accurate. 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 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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KINGS : FIFTH FLOOR



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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. Please do so particularly if contemplating travelling some distance to view the property.
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