



HUDSON
MOODY

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



A SUPERB, spacious TWO BEDROOM APARTMENT with BALCONY located in a PRESTIGIOUS and AWARD WINNING development within the city walls with excellent access to YORK CITY CENTRE and the railway station.

Located on the fourth floor, this two bedroom apartment offers spacious and flexible living. A lift or stairs takes you to the fourth floor and the engineered oak flooring entices you into the hallway and open plan living/dining/kitchen space. Double windows and a spacious balcony offer views over Toft Green and the Micklegate Quarter beyond and create the feeling of light and space. The careful planning of the coffered ceilings and media wall allow for differentiation between areas if desired. The kitchen area is fitted with a wide range of units incorporating an array of integral Neff Appliances and sink with waste disposal. A double island offers additional storage and a useful seating/dining area. In addition there is a storage cupboard in the hallway housing a washer/dryer

The luxuriously carpeted master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has a spacious en-suite shower room off the bedroom. The second double bedroom, again boasts plush carpeting and a range of fitted wardrobes. The generous house bathroom, like the en-suite, boasts a mirrored vanity storage unit and heated towel rail. The apartment features 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



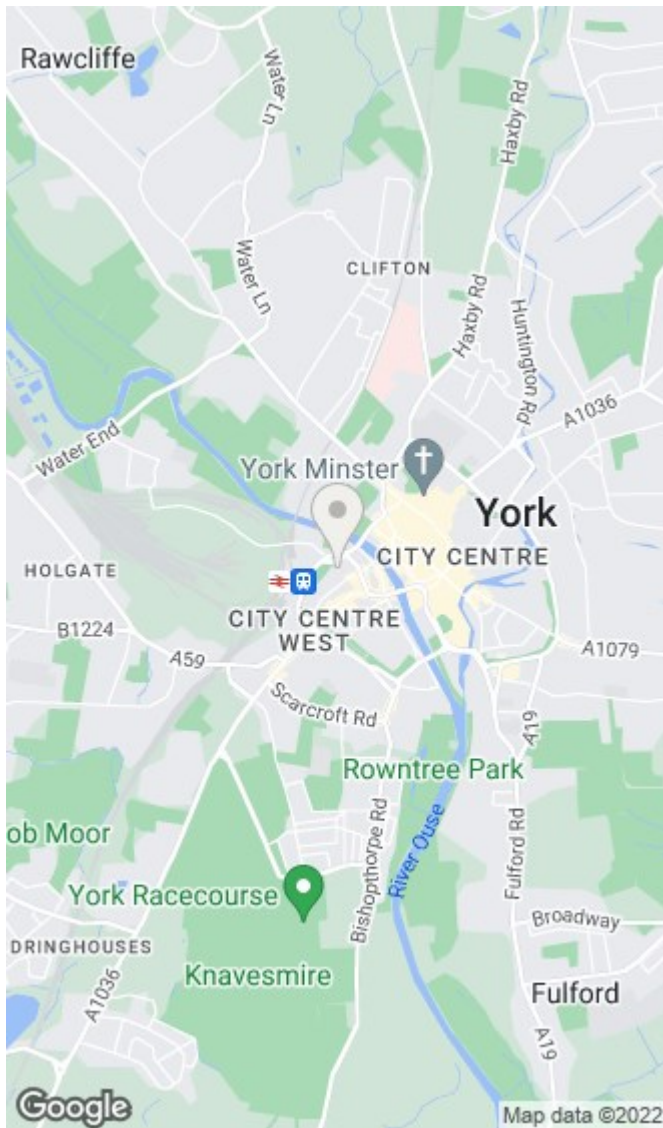
Accommodation:

- Stunning Fourth Floor Two Bedroom Apartment
- Open Plan Living/Dining/Kitchen Space
- Two Fully Carpeted Double Bedrooms
- En-suite Shower Room and Family Bathroom
- Balcony with City Views Across Toft Green and Micklegate Quarter
- Underfloor Heating Throughout
- Landscaped Communal Gardens
- Parking Available To Purchase
- 7 Day A Week Concierge

Price £460,000

Tenure: Leasehold





HQ
TWO BEDROOM APARTMENT



Type 3b

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.05 x 5.85	13'3" x 19'2"
Bedroom 1	3.8 x 4.3	12'5" x 14'1"
Bedroom 2	3.5 x 3.25	11'5" x 10'7"
Bathroom	1.8 x 2.4	5'10" x 7'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony Area	7.77m ²	83.64ft ²

Layout and dimensions shown are typical

IMPORTANT INFORMATION
 These particulars do not represent an offer, contract, or part of one. The information is provided for information only and should not be relied upon as a statement of fact. The information is provided for information only and should not be relied upon as a statement of fact. The information is provided for information only and should not be relied upon as a statement of fact. The information is provided for information only and should not be relied upon as a statement of fact.



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IMPORTANT NOTICE

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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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