



HUDSON
MOODY

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



**** AVAILABLE TO VIEW **** A superb TWO BEDROOM penthouse floor apartment with BALCONY in an enviable location WITHIN the CITY WALLS close to the city centre and RAILWAY STATION. holiday lets allowed.

This stylish top floor apartment boasts an open plan living/kitchen/dining area, finished to the highest standards and enjoys views across the Micklegate Quarter towards the city. The Kitchen area is fitted with energy efficient, quality integrated Neff appliances and features solid sile stone worktops with matching splash backs and a split height island with units under perfect for socialising and dining. Sliding doors provide access to an east facing balcony enjoying the morning sun. The bedrooms have been thoughtfully designed to provide a well-balanced space, flooded with natural light and fitted with luxurious carpet and internally illuminated wardrobes. The spacious bedrooms feature Juliette balconies overlooking Toft Green. The generous bathroom is fully tiled with a shower over the bath, heated chrome towel rail and useful, mirrored vanity unit with storage.

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:

- Two Bedroom Top Floor Apartment
- Open Plan Living/Dining/Kitchen Area
- Master Bedroom with Fitted Wardrobes
- Family Bathroom
- Second Double Bedroom
- Parking Available by Separate Negotiation
- Fantastic Central Location with Communal Gardens
- Secure Development With Concierge Service
- Excellent Investment Opportunity

Guide Price £350,000

Tenure: Leasehold





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Layout and dimensions shown are typical.

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