



**HUDSON
MOODY**

**29 Victoria Hudson Quarter Toft Green, York YO1
6AB**

A contemporary, TWO BEDROOM Apartment with BALCONY over looking the AWARD WINNING gardens, situated in an ENVIABLE location within the city walls and in CLOSE PROXIMITY of YORK STATION.

HQ
TWO BEDROOM PENTHOUSE

- TWO BEDROOM, TOP FLOOR, APARTMENT
- Excellent Central Location With Beautiful Landscaped Communal Gardens
- Open Plan Living/Dining Area with Home Office Space
- PRIVATE BALCONY with spectacular views
- Fitted Kitchen with Integral Appliances
- Master Bedroom with Dressing Area and En-Suite
- Second Double Bedroom
- Separate Bathroom
- Secure development with Concierge
- Easy Access To The Station And The City Centre



Type 17

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	7.3 x 7.15	23'11" x 23'5"
Bedroom 1	3.25 x 4.05	10'7" x 13'3"
Bedroom 2	4.35 x 2.7	14'3" x 8'10"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Dressing	2.05 x 2.2	6'8" x 7'2"
Balcony Area	9.38m ²	100.96ft ²

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 agent, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP or Hudson Moody nor anyone in their employment or acting on their behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The artist's impression and plans are for representation only. The areas, measurements and distances are approximate only. Any reference to alterations or one does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. All specifications are subject to change.



HUDSON QUARTER TOFT GREEN YORK
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HUDSONQUARTERYORK.COM

Price £500,000
Tenure: Leasehold
Council Tax Band: G

Lease Term: 250 (Years Remaining: 249)
Annual Service: £5811.04 pa
No Ground Rent





