



HUDSON  
MOODY

1 Waverley Hudson Quarter, Toft Green, York YO1 6AD



**\*\*LAST REMAINING Ground Floor Apartment\*\***

A UNIQUE GROUND FLOOR apartment, located in an AWARD WINNING development within the city walls with excellent access to YORK CITY CENTRE and the railway station.

Located on the ground floor, this impressive two bedroom apartment offers spacious and flexible living, with own private entrance. The inner hallway, with cupboard housing a washer/dryer leads into the huge open plan living/dining/kitchen space. The apartment features engineered oak flooring, coffered ceilings and media wall allowing for differentiation between areas if desired. An area has been carefully planned to include built in shelving and space for working from home if required. The kitchen area is fitted with a wide range of units incorporating an array of integral Neff appliances and sink with waste disposal. A breakfast bar island offers additional storage and a useful seating area.

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. Both bedrooms have lovely fitted walnut display/bookcase units. 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



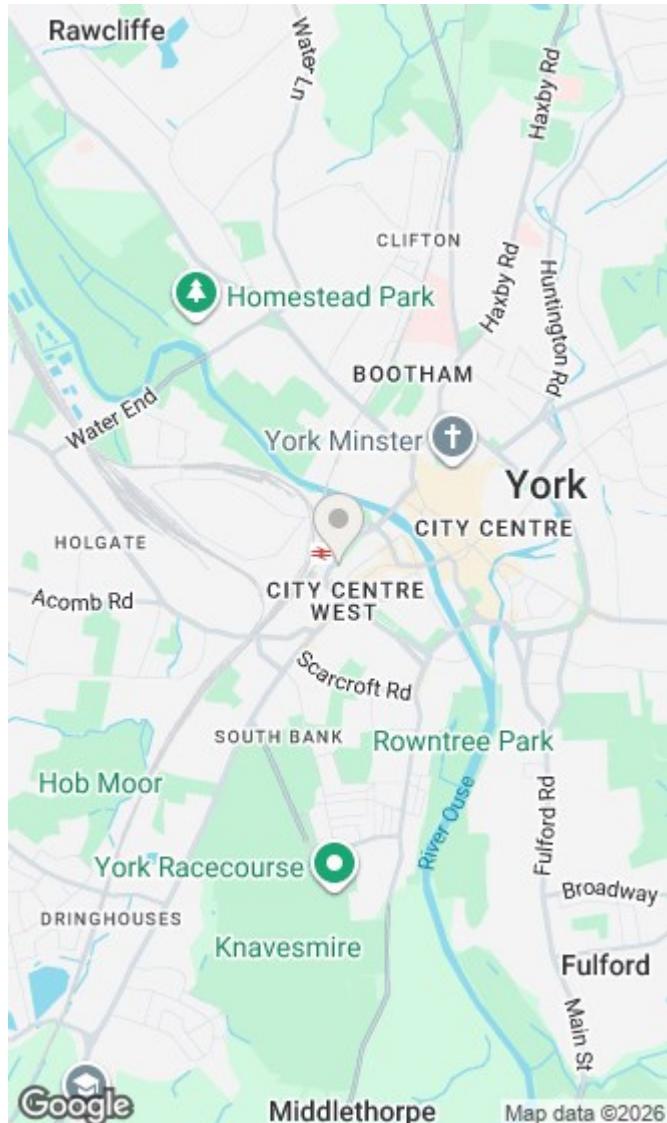
## Accommodation:

- Award Winning Ground Floor Apartment
- Flexible Open Plan Living
- Fitted Kitchen Area with Integral Appliances
- Master Bedroom En-Suite
- Second Double Bedroom with Fitted Wardrobes
- Spacious Bathroom
- Private Entrance
- Parking Available to Purchase
- Concierge Service 7 Days a Week
- Enviable City Centre Location

Price £395,000

Tenure: Leasehold





## HQ TWO BEDROOM APARTMENT

Type 1

Dimensions	Metric	Imperial
Living	6.75 x 6.3	22'1" x 20'8"
Kitchen	6.3 x 3.85	20'8" x 12'7"
Dining	3.35 x 5.5	10'11" x 18'0"
Bedroom 1	1.8 x 2.4	5'10" x 7'10"
Bedroom 2	1.8 x 2.4	5'10" x 7'10"
Bathroom		
Ensuite		

Layout and dimensions shown are typical.

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