



HUDSON
MOODY

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



A UNIQUE GROUND FLOOR two bedroom apartment with private entrance situated WITHIN the CITY WALLS close to the station and city centre. **AVAILABLE TO VIEW******

Located on the ground floor, this impressive two bedroom apartment offers spacious and flexible living, with it's own private entrance. The front lobby opens into a spacious, open plan, living and dining area. The space has been carefully planned to include built in shelving and the coffered ceilings and media wall allow for differentiation between areas if desired. The kitchen sits behind the quartz topped island which offers additional storage and a useful seating area. The kitchen is fitted with a wide range of units incorporating an array of integral Neff appliances and sink with waste disposal. A useful storage cupboard houses the washer/dryer.

A sliding door leads into an inner hall with master bedroom with fitted wardrobes and attractive en-suite shower room off. The second double bedroom, also with a double set of fitted wardrobes, enjoys views towards the original station buildings and West Offices. The generous house bathroom includes 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:

- Spacious Ground Floor Apartment
- Attractive Open Plan Living/Dining Area
- Fitted Kitchen with Island
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom with Fitted Wardrobes
- House Bathroom
- Additional Built-in Storage
- Stunning Communal Gardens
- Excellent, Central Location with Parking Available by Separate Negotiation
- Concierge Service 7 Days a Week

Guide Price £395,000

Tenure: Leasehold



