



10 Waverley Toft Green, York YO1 6AD

HUDSON
MOODY

An IMPRESSIVE two bedroom, first floor apartment located in an ENVIABLE LOCATION inside the CITY WALLS and within easy reach of the city centre and RAILWAY station.

- **Impressive Two Bedroom Apartment**
- **Fully Fitted Kitchen with Integral Appliances**
- **Open Plan Living/Dining Area**
- **Master Bedroom En-Suite**
- **Second Double Bedroom**
- **House Bathroom**
- **Secure Entryphone System and Concierge**
- **Envable Location Inside the City Walls with Excellent Access to the city and Railway Station**
- **Ready for Immediate Occupancy on Completion**

Offers Over £325,000

Tenure: Leasehold

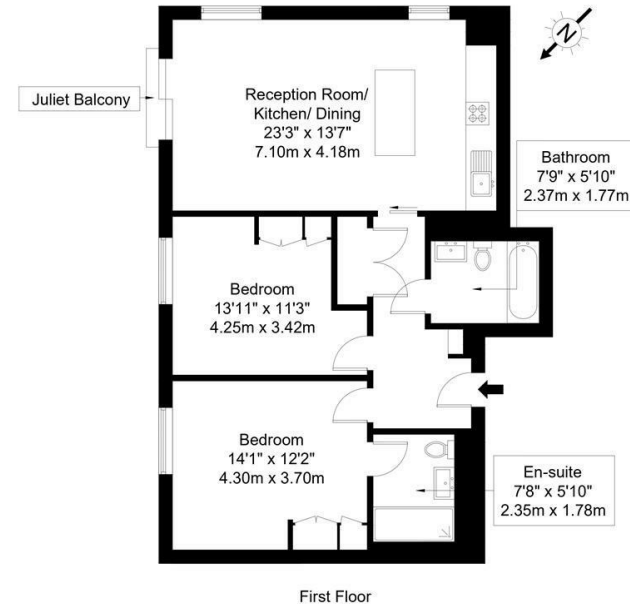
Council Tax Band: D

Lease Length: 250 (Years Remaining: 249)

Service Charge: £2,896.91 pa
(Reviewed: Annually)

Waverley Hudson, YO1 6AD

Approx Gross Internal Area = 79.94 sq m / 860 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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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