



HUDSON  
MOODY

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





**An IMPRESSIVE sixth floor TWO BEDROOM apartment, with unusual undulating exterior, situated in the sought after HUDSON QUARTER DEVELOPMENT within the CITY WALLS.**

This stylish sixth floor apartment has been finished to the highest standards with engineered oak flooring and carpeting throughout. The kitchen area boasts quality integrated Neff appliances and silestone solid worktops with matching splashbacks and has the benefit of walk-in storage. The full height vista windows allow plenty of natural light into the property and a useful, second, storage cupboard houses the washer/dryer. The two double bedrooms have been thoughtfully designed to provide a well-balanced space with fitted, internally illuminated, wardrobe and drawer units. The bathroom and en-suite shower room are fully tiled. The showers temperatures can be pre-set at the touch of a button and offer both overhead and hand held shower heads. The apartment enjoys full use of spectacular communal gardens and outdoor workspace.



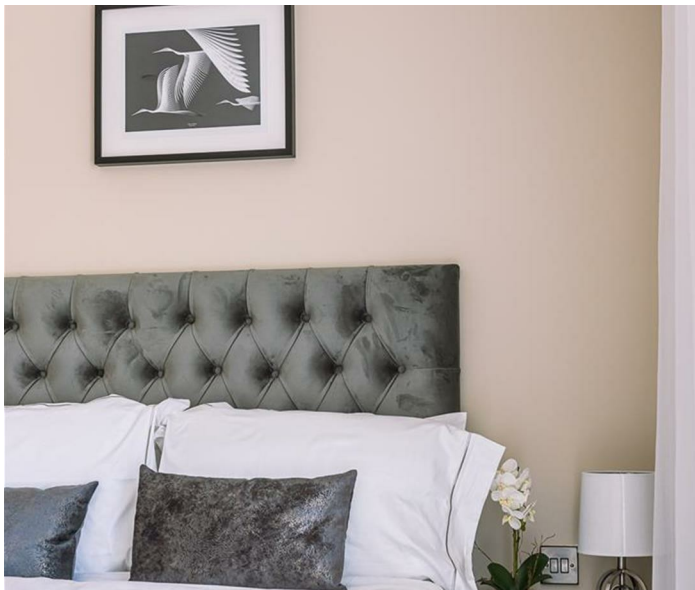


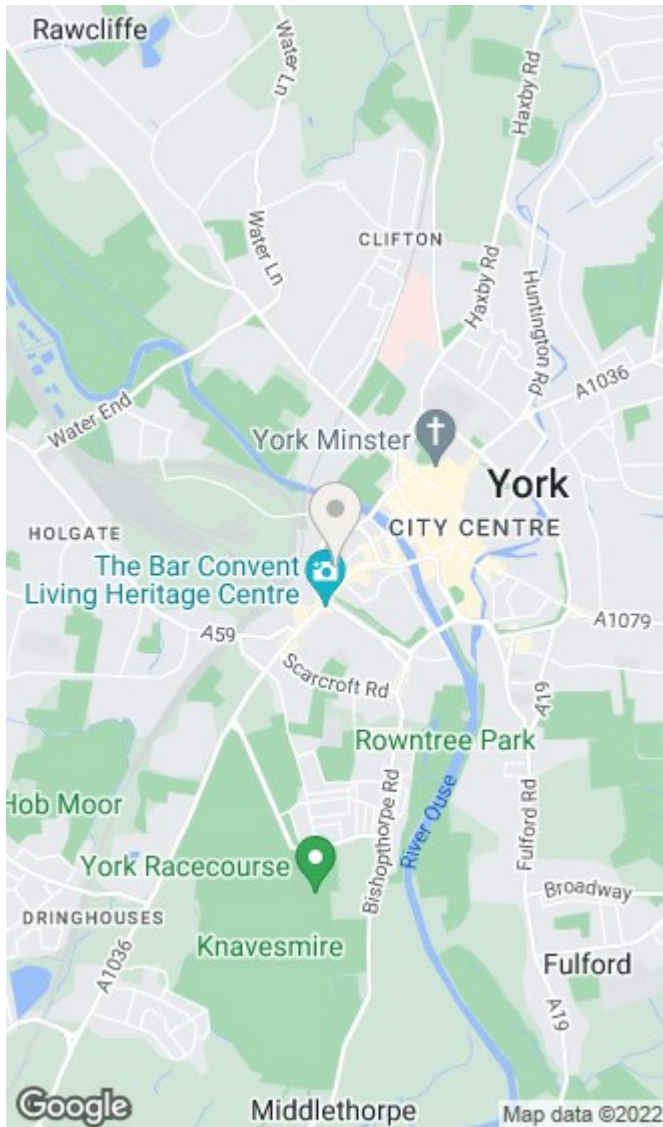
### **Accommodation:**

- Stunning Sixth Floor Apartment
- Integral Neff Appliances Included
- Two Spacious Double Bedrooms
- Additional Built-In Storage/Utility Cupboard
- Separate Bathroom and En-Suite Shower Room
- Communal Landscaped Gardens
- Views Over the Micklegate Quarter and Toft Green
- Envious Location in Close Proximity to the Railway Station
- Concierge Service 7 Days A Week

**Price £475,000**

Tenure: Leasehold





HQ  
TWO BEDROOM APARTMENT



Type 29a

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.85 x 5.75	15'10" x 18'10"
Bedroom 1	3.25 x 4.0	10'7" x 13'1"
Bedroom 2	3.8 x 3.05	12'5" x 10'0"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"

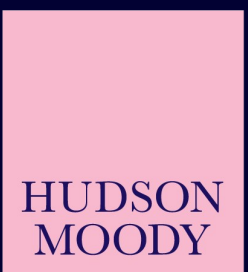
Layout and dimensions shown are typical

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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.
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