

Toft Green York YO1 6AD

**Rent:** £1,695 PCM  
**Deposit:** £1,955  
**Furnishing:** Unfurnished  
**Council Tax Band:** D  
Available immediately



- **\*\*50% off first months rent if move in by 1st February\*\***
- Two double bedrooms
- Modern fixtures & fittings
- Onsite concierge
- Council tax band D
- Second floor apartment
- Two bathrooms
- Open plan kitchen/ living area
- Close to city centre & train station
- Available immediately



\*\*50% off first months rent if move in by 1st February\*\*

An exceptional first floor two bedroom apartment in the magnificent Hudson Quarter development, ideally located with the city centre and train station on the doorstep.

Accessed by lift or stairs, the inner hallway with recessed shelving and engineered oak flooring entices you into the open plan living/dining/kitchen space. Large double windows provide picture perfect views of the communal gardens. The kitchen area is fitted with a wide range of units incorporating an array of integral Neff Appliances and sink with waste disposal. A double island offers additional storage and a useful seating/dining area and side window enhances the feeling of light and space. In addition there is a storage cupboard in the hallway housing a washer/dryer.

The master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has an en-suite shower room off the bedroom. The second double bedroom comes with fitted wardrobes. The generous house bathroom includes a mirrored vanity storage unit and heated towel rail.

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.

No Pets, No Smokers. Available immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

