



HUDSON  
MOODY

54 Kings Toft Green, York YO1 6AE





**\*\* COMPLETE and AVAILABLE TO VIEW \*\***

A stunning TWO BEDROOM, sixth floor apartment, within YORK CITY WALLS and within extremely close proximity of YORK RAILWAY STATION with the added benefit of ATTRACTIVE communal gardens and CONCIERGE.





## Accommodation:

- Sixth Floor Apartment
- Open Plan Living/Kitchen/Dining Area
- Integral Neff Appliances
- Double Bedroom with En-suite Shower Room
- Second Double Bedroom
- Spacious Second Bathroom
- Dual Aspect Views over Private Communal Gardens and Toft Green
- Secure Development With Concierge Service
- Excellent Central Location
- Price £568,000
- Holiday Lets Permitted
- Tenure: Leasehold





## TWO BEDROOM APARTMENT



Type 28

| DIMENSIONS            | Metric      | Imperial       |
|-----------------------|-------------|----------------|
| Living Kitchen Dining | 4.65 x 7.05 | 15'3" x 23'1"  |
| Bedroom 1             | 4.15 x 3.65 | 13'7" x 11'11" |
| Bedroom 2             | 3.7 x 3.65  | 12'1" x 11'11" |
| 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

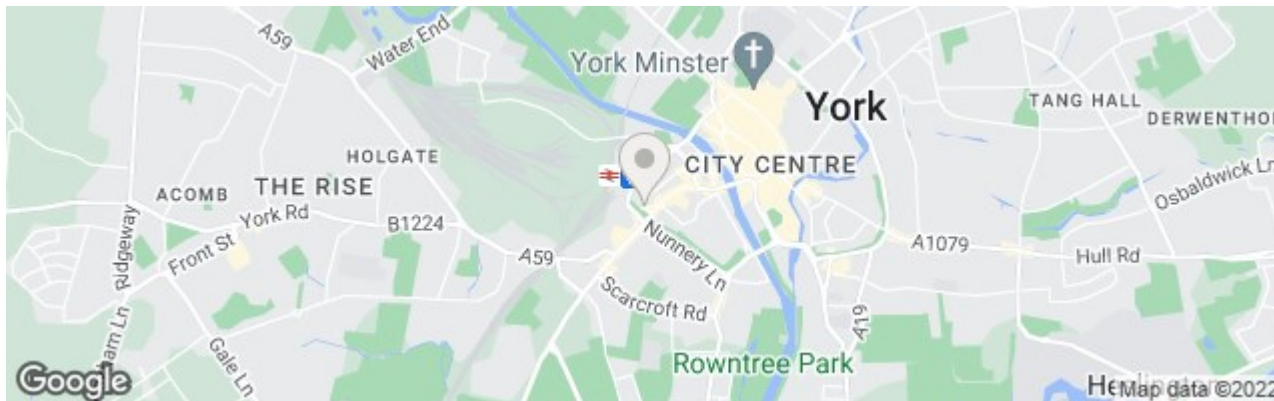
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### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (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 |           |

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### IMPORTANT NOTICE

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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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