



HUDSON
MOODY

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



A STUNNING top floor TWO BEDROOM apartment enjoying CITY VIEWS and located in an enviable location close to the RAILWAY STATION and CITY CENTRE.

This stylish top floor apartment is accessed via the stairwell or lift. A large hall with a store/utility cupboard, opens into an impressive open plan living/kitchen/dining area finished to the highest standards. The kitchen area is fitted with energy efficient, quality integrated Neff appliances and boasts Silestone solid worktops with matching splash backs and bespoke island unit with extended seating. The bedrooms have been thoughtfully designed to provide a well-balanced space and include integrated, internally illuminated, wardrobes and are fully carpeted. Both the en-suite shower room and house bathroom are fully tiled and include a heated towel rail and mirrored vanity unit. With underfloor heating throughout: all rooms have large floor to ceiling windows affording views towards the city centre. The apartment enjoys full use of the communal gardens, outdoor workspace, bike store and concierge service.

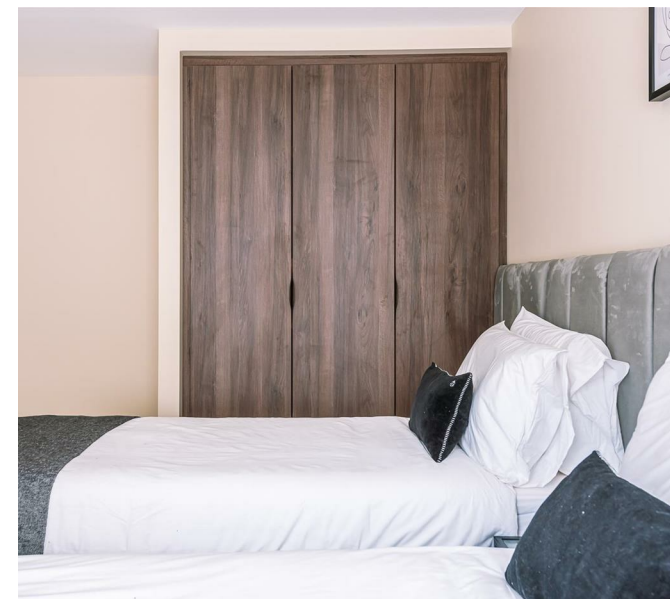
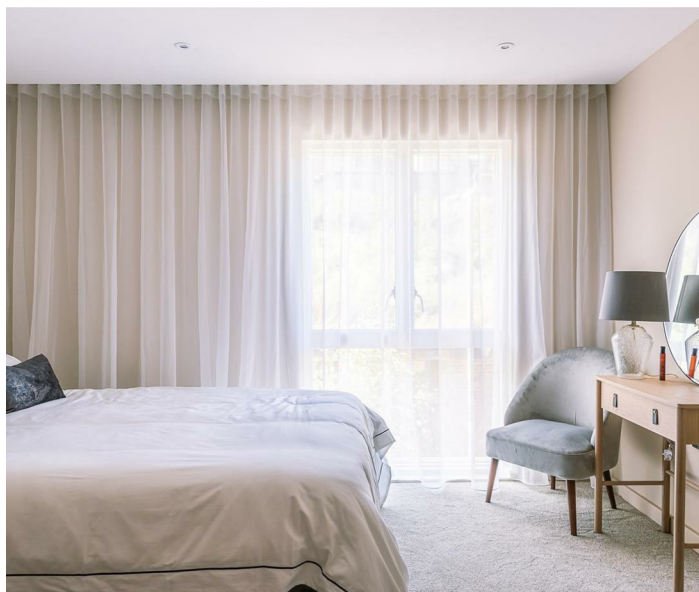


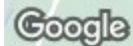
Accommodation:

- Top Floor Two Bedroom Apartment
- Integrated Neff Appliances Throughout
- Impressive Open Plan Living Area
- Fitted Kitchen with Island and Dining Space
- Master Bedroom With En-Suite Shower Room
- Family Bathroom
- Communal Garden Area With Outdoor Work Station
- Easy Access To The Station And The City Centre
- Secure Development With Concierge Service

Price £610,000

Tenure: Leasehold





TWO BEDROOM PENTHOUSE



DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.45 x 6.3	14'7" x 20'8"
Bedroom 1	3.25 x 4.2	10'7" x 13'9"
Bedroom 2	3.7 x 2.95	12'1" x 9'8"
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

IMPORTANT INFORMATION

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WAVERLEY : FIFTH FLOOR



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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.
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