



HUDSON
MOODY

14 Victoria Hudson Quarter, Toft Green, York YO1 6HP

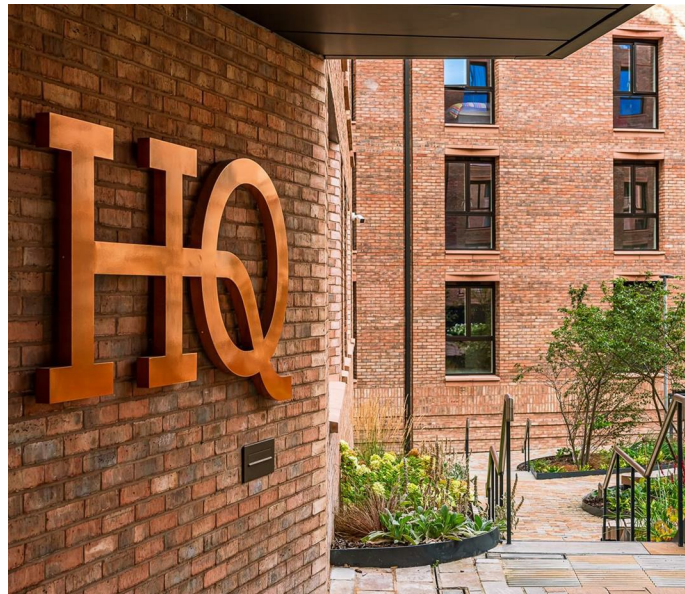


An IMPRESSIVE two bedroom apartment with BALCONY, located within the city walls with excellent access to YORK CITY CENTRE and the railway station.



Accommodation:

- First Floor Two Bedroom Apartment
 - Spacious Corner Balcony Overlooking City Walls
 - Spacious Open Plan Living/Kitchen/Dining Area
 - Integral Neff Appliances Throughout
 - Second Double Bedroom
 - Family Bathroom With Shower Over The Bath
 - Communal Gardens With Out Door Workspace
 - 7 Day A Week Concierge
 - Parking Available To Purchase
- Price £450,000
Tenure: Leasehold



HQ
TWO BEDROOM APARTMENT



Type 3

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.75 x 6.2	15'7" x 20'4"
Bedroom 1	3.55 x 4.2	11'7" x 13'9"
Bedroom 2	3.9 x 3.45	12'9" x 11'3"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony Area	6.01m ²	64.69ft ²

Layout and dimensions shown are typical

IMPORTANT INFORMATION
Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, unless or insofar as you should not rely on the information as being factually accurate about the property, its condition or the value. Neither Carter Jones LLP or Hudson Moody nor anyone in their employment or acting on their behalf has authority to make any representation or warranty in relation to this property. The layout is based on a detailed survey, not on the services, appliances or fittings at the property. The artist's impression and plans are for representation only. The areas, measurements and distances are approximate only. Any reference to directions or use does not in any way constitute a planning permission, building regulation or other consent has been obtained. The ARI positions relating to the property may change without notice. All specifications are subject to change.



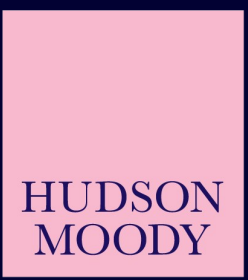
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HUDSONQUARTERYORK.COM



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.
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