





A superb, FIFTH FLOOR, two bedroom apartment with ALLOCATED PARKING and BALCONY affording views over the MICKLEGATE QUARTER and views beyond yet situated within easy access of the city centre and RAILWAY STATION.



## Accommodation:

- Delightful Fifth Floor Apartment
- Open Plan Living/Dining Area
- Superb Fitted Kitchen and Breakfast Island
- Master Bedroom En-Suite
- Second Generous Double Bedroom with Storage
- Separate Bathroom
- Secure Parking Space
- Fantastic Location
- Private, Communal, Gardens
- Part Exchange Available Subject to Approval

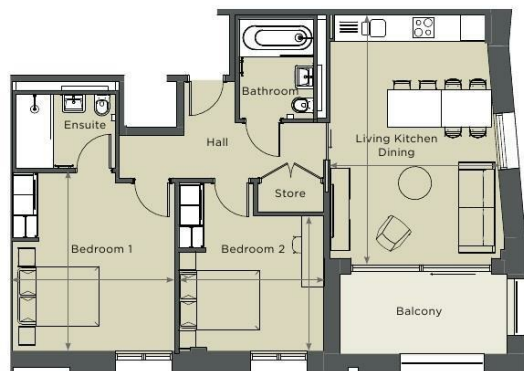
**Guide Price £490,000**

Tenure: Leasehold





## TWO BEDROOM APARTMENT



Type 3b

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.05 x 5.85	13'3" x 19'2"
Bedroom 1	3.8 x 4.3	12'5" x 14'1"
Bedroom 2	3.5 x 3.25	11'5" x 10'7"
Bathroom	1.8 x 2.4	5'10" x 7'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony Area	7.77m <sup>2</sup>	83.64ft <sup>2</sup>

Layout and dimensions shown are typical

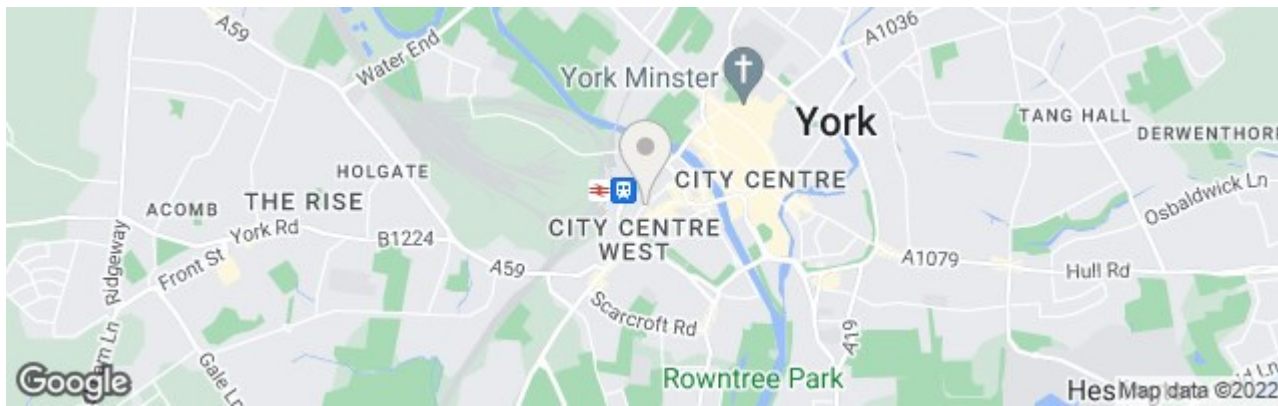
### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of any. The information given is without responsibility on the part of the agent, vendor or lessor and you should not rely on the information as being factually accurate about the property, its condition or its 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 the property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The agent's impression and plans are for representation only. The area, measurements and distances are approximate only. Any reference to directions or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The information relating to the property may change without notice. All specifications are subject to change.



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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

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.
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