



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







ONLY REMAINING, one bedroom apartment, located in an EXCEPTIONAL development within the city walls with excellent access to YORK CITY CENTRE and the railway station. .

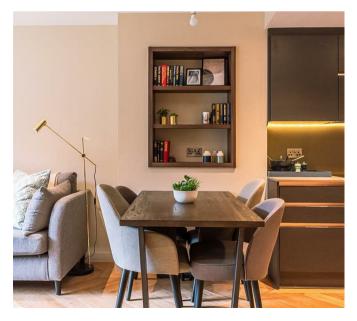


Accommodation:

- Second Floor, One Bedroom Apartment
- Open Plan Living/Kitchen/Dining Area
- Integral Appliances Throughout
- Generous Double Bedroom
- · Jack and Jill Shower Room
- Fabulous Location Inside The City Walls
- Communal Landscaped Gardens and Under Cover Bicycle Store
- 7 Day A Week Concierge
- ் **டூஷ் இடிக்**டி **டி இத்த**ிற்கள் The City Centre Tenure: Leasehold













DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.15 x 6.25	13'7" x 20'6'
Bedroom	3.1 x 4.2	10'2" x 13'9"
Bathroom	2.4 x 1.8	7'10" x 5'10"

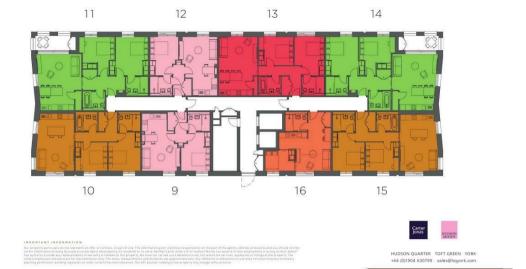
THE BEAT AND THE DRAIN TO ME OF PROPERTY OF THE PROPERTY OF TH



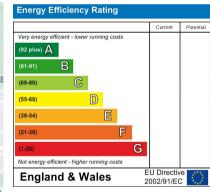
HUDSON QUARTER TOFT GREEN YORK +44 (0)1904 630799 sales@hqyork.com

HUDSONQUARTERYORK.COM

HQ VICTORIA: SECOND FLOOR







Environmental Impact (CO ₂) Rating		
	Current	Potentia
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛕		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
Fudiand X. Wales	U Directiv 002/91/E0	

HUDSONQUARTERYORK.COM



IMPORTANT NOTICE

- 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.
- 5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

58 Micklegate York North Yorkshire YO1 6LF

01904 650650