





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
 - Easy Access To The Station And The City Centre
- Guide Price £280,000**
Tenure: Leasehold



HQ ONE BEDROOM APARTMENT



Type 1

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"

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, sales or leasing 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 this property. The floor plan is a diagrammatic representation, not a detailed survey, nor is it a plan of the property. The area, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulations or other consent has been obtained. The NPI position relating to the property may change without notice. All specifications are subject to change.



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

HUDSONQUARTERYORK.COM

HQ VICTORIA : SECOND FLOOR



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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

HUDSON
MOODY

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