



HUDSON
MOODY

11 Kings Hudson Quarter, Toft Green, York YO1 6AE



**** AVAILABLE FOR IMMEDIATE VIEWING ****

ONE of THREE remaining TWO BEDROOM DUPLEX apartments in this SUSTAINABLY BUILT development within YORK CITY WALLS and within extremely close proximity of YORK RAILWAY STATION.

Completed to the highest specification and facing towards Toft Green and the Micklegate Quarter, this first floor, duplex apartment, is reached either by communal stairs or lift. The upstairs entrance hallway with store cupboard, housing a washer/dryer, leads to the stylish open plan living/dining area. The contemporary kitchen, with energy efficient, quality integrated Neff appliances, sile stone worktops and matching splashbacks is separated by a bespoke sile stone topped island with breakfast bar with units under. A staircase provides access to the lower floor with two double bedrooms, both luxuriously carpeted and fitted with integrated, internally illuminated, wardrobes. The shower room is fully tiled with easy clean glass and both overhead and hand held shower heads. There is also a built in vanity unit with mirror and thermostatically controlled heated towel rail.

The apartment features underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. The apartment has the additional benefit of full use of the spectacular landscaped, communal gardens with outdoor workspace, secure bicycle store and 7 day a week concierge.



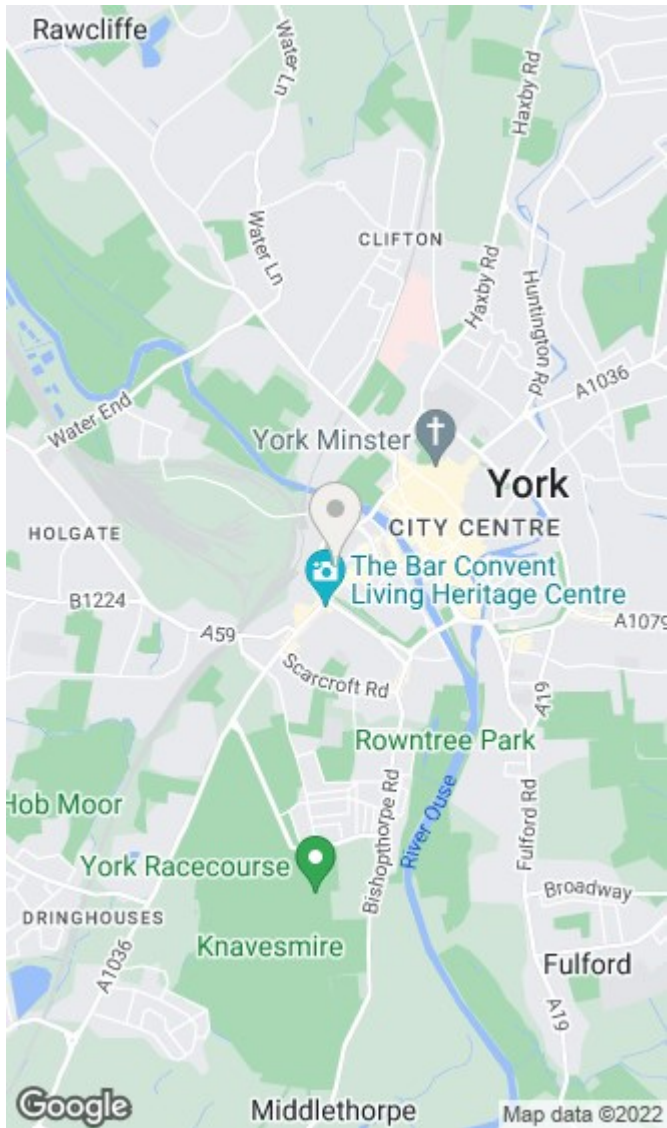
Accommodation:

- Duplex Apartment in New Development
- First/Second Floor
- Open Plan Living/Dining Area
- Bespoke Kitchen with Sile Stone Topped Island
- Two Double Bedrooms
- Fully Tiled Shower Room
- Overlooking Toft Green
- Secure Development With Concierge
- Fabulous Location Inside the City Walls

Price £425,000

Tenure: Leasehold





HQ
TWO BEDROOM DUPLEX APARTMENT

Type 13

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	6.7 x 5.4	21'11" x 17'8"
Bedroom 1	3.2 x 4.25	10'5" x 13'11"
Bedroom 2	3.4 x 3.9	11'1" x 12'9"
Bathroom	1.8 x 2.4	5'10" x 7'10"
WC	2.05 x 0.95	6'8" x 3'1"

Layout and dimensions shown are typical



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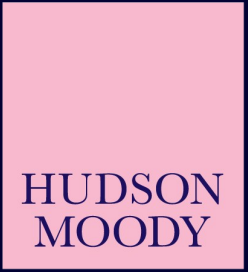


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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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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