



HUDSON  
MOODY

60 Kings Toft Green, York YO1 6HP





# YORKSHIRE PROPERTY AWARDS 2021 WINNER



**\*\*PERFECT for CITY LIVING\*\*** A STUNNING three bedroom PENTHOUSE apartment with dual aspect balconies and PARKING located in this NEW contemporary, CITY CENTRE development. **\*\*READY NOW\*\***





## Accommodation:

- Three Bedroom Penthouse with Stunning Dual Aspect Views
  - Open Plan Living/Dining Area
  - Fitted Kitchen with Siemens Appliances and Boiling
  - Home Office Area
  - Master Bedroom with Dressing Area and En-Suite
  - Two Double Bedrooms
  - House Bathroom
  - Underfloor Heating Throughout
  - MyHome Technology
  - Price £1,150,000
- Tenure: Leasehold



# HQ THREE BEDROOM PENTHOUSE



Type 11

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	9.55 x 7.0	31'3" x 22'11"
Bedroom 1	3.7 x 3.75	12'1" x 12'3"
Bedroom 2	3.3 x 4.1	10'9" x 13'5"
Bedroom 3	3.15 x 4.0	10'4" x 13'1"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony 1 Area	11.98m <sup>2</sup>	128.95ft <sup>2</sup>
Balcony 2 Area	10.2m <sup>2</sup>	109.8ft <sup>2</sup>

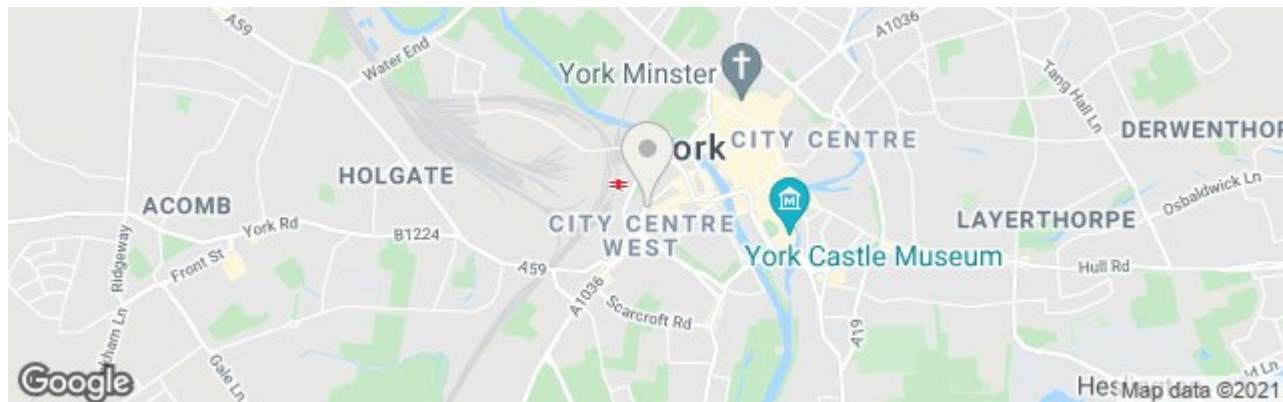
Layout and dimensions shown are typical

**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 agents, vendors or lessors 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 layout shown is based on a detailed survey, not 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 dimensions or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The full position 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	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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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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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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.

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