

HUDSON
MOODY

6 Victoria Hudson Quarter, Toft Green, York YO1 6AB



A FABULOUS two bedroom apartment with BALCONY located in a PRESTIGIOUS development within the city walls with excellent access to YORK CITY CENTRE and the railway station.

Located on the first floor, this two bedroom apartment offers spacious and flexible city living. Accessed by lift or stairs, the inner hallway with recessed shelving and engineered oak flooring entices you into the open plan living/dining/kitchen space. Large double windows with sliding door leads onto a spacious balcony with views of the ancient city walls. The kitchen area is fitted with a wide range of units incorporating an array of integral Neff Appliances and sink with waste disposal. A double island offers additional storage and a useful seating/dining area and side window enhances the feeling of light and space. The careful planning of the coffered ceilings and media wall allow for differentiation between areas if desired. In addition there is a storage cupboard in the hallway housing a washer/dryer. Additional walk-in storage is provided in the kitchen and to the side of the balcony.

The luxuriously carpeted master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has a spacious en-suite shower room off the bedroom. The second double bedroom, again boasts plush carpeting and a range of fitted wardrobes. The generous house bathroom includes a mirrored vanity storage unit and 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.



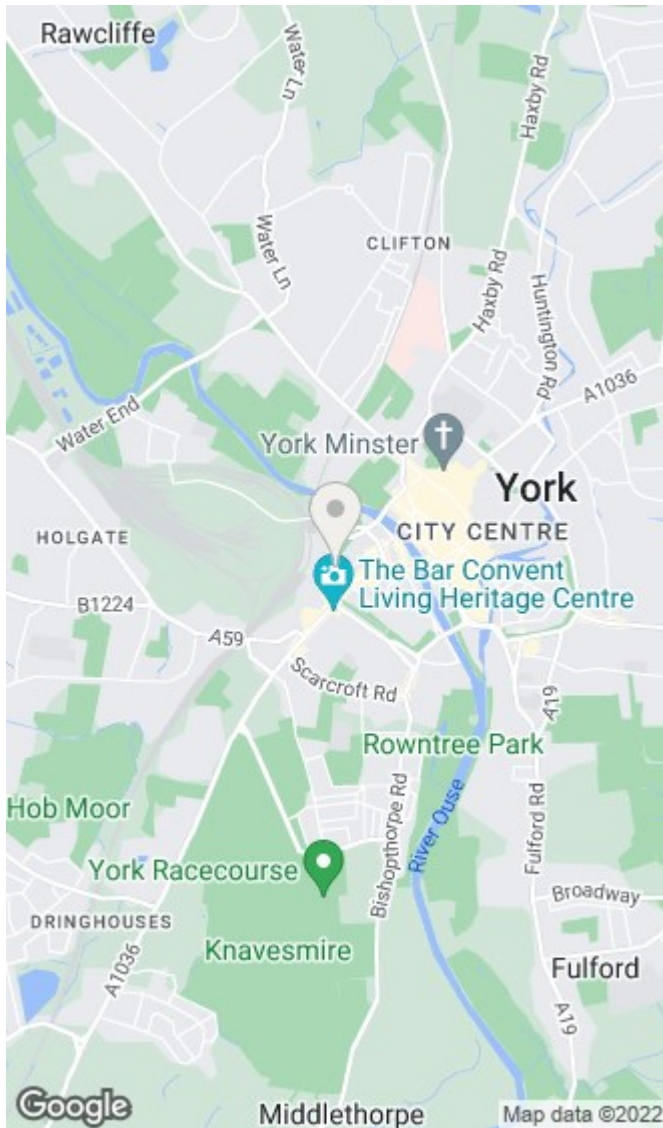
Accommodation:

- First Floor Two Bedroom Apartment
- Spacious Corner Balcony Overlooking City Walls
- Spacious Open Plan Living/Kitchen/Dining Area
- Integral Neff Appliances Throughout
- Master Bedroom With En-Suite Shower Room
- Second Family Bathroom With Shower Over The Bath
- Communal Gardens with Out Door Workspace
- Parking Available To Purchase
- Concierge 7 Days a Week
- Highly Regarded and Award Winning Development

Price £435,000

Tenure: Leasehold





HQ
TWO BEDROOM APARTMENT



Type 3

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.75 x 6.2	15'7" x 20'4"
Bedroom 1	3.55 x 4.2	11'7" x 13'9"
Bedroom 2	3.9 x 3.45	12'9" x 11'3"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony Area	6.01m ²	64.69 ft ²

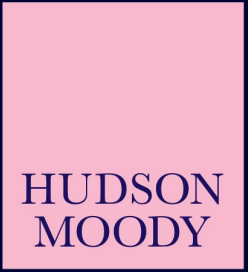
Layout and dimensions shown are typical

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