



A TWO BEDROOM apartment in this SUSTAINABLY BUILT development within the YORK CITY WALLS and within extremely close proximity of YORK RAILWAY STATION.

This fabulous third floor apartment is finished to the highest specification, enjoying views towards Toft Green and the Micklegate Quarter. The apartment is reached either by communal stairs or lift. The entrance hallway has a store cupboard housing a Neff washer/dryer and storage for household appliances. The hallway with engineered oak herringbone floor leads into the stylish open plan living/dining area with contemporary kitchen boasting energy efficient, quality integrated Neff appliances, silestone worktops and matching splashbacks, and integrated sink with wastes disposal unit and drainer. A bespoke silestone topped island with breakfast bar has storage units underneath and seating for six. A sliding door provides access to the corner balcony giving the apartment a feeling of light and space.

The two double bedrooms, one with en-suite shower room with easy clean glass and offer both overhead and hand held shower heads. The bedrooms are carpeted and feature internally illuminated wardrobes. The separate bathroom is fully tiled with shower over the bath, mirrored vanity unit and thermostatically controlled heated towel rail.



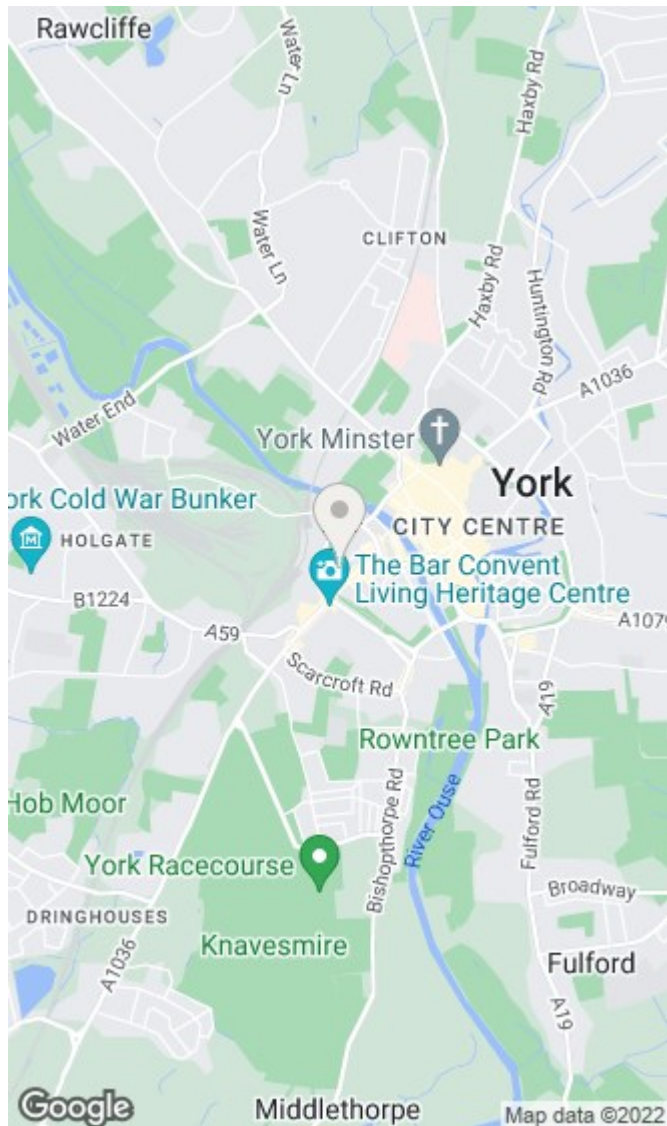
Accommodation:

- Corner Apartment With South East Facing Balcony
- Engineered Oak Flooring throughout
- Open Plan Living/Kitchen/Dining Area
- Integral Neff Appliances
- Master Bedroom En-Suite
- Second Double Bedroom
- Family Bathroom
- Underfloor Heating
- Excellent Central Location
- Part Exchange Available Subject to Approval

Guide Price £415,000

Tenure: Leasehold





HQ TWO BEDROOM APARTMENT



Type 3b

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.05 x 5.85	13'3" x 19'2"
Bedroom 1	3.8 x 4.3	12'5" x 14'1"
Bedroom 2	3.5 x 3.25	11'5" x 10'7"
Bathroom	1.8 x 2.4	5'10" x 7'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony Area	7.77m ²	83.64ft ²

Layout and dimensions shown are typical

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