



HUDSON
MOODY

22 Waverley Hudson Quarter, Toft Green, York YO1 6AD



****LAST REMAINING** ONE BEDROOM apartment in this NEW, gated, development within YORK CITY WALLS and in extremely close proximity of YORK RAILWAY STATION. Perfectly suited to INVESTORS and OWNER OCCUPIERS.**

This third floor, one bedroom, apartment enjoys views towards the city and is reached either by communal stairs or lift. The entrance hallway with store cupboard housing a washer/dryer, provides access to the stylish open plan living/dining area with engineered oak herringbone flooring with underfloor heating. The contemporary kitchen boasts energy efficient, quality integrated Neff appliances, quartz stone worktops and matching splashbacks and integrated sink with waste disposal unit and drainer.

The spacious double bedroom is fully carpeted and features integrated and internally illuminated wardrobes. The separate shower room is fitted with a thermostatically controlled heated towel rail and has 'Jack and Jill' doors allowing it to be accessed from both the bedroom and entrance hall.

The apartment has full use of the communal gardens with outside work area, secure bike store and concierge service as well as being ideally located for the railway station, river walks and all the city centre has to offer.



Accommodation:

- Exceptional Apartment in the Heart of the City
- Fully Fitted Kitchen with Integral Appliances
- Engineered Oak Flooring and Carpeting Throughout
- Double Bedroom with Fitted Wardrobes and Drawers
- Stamp Duty Incentive
- Concierge Service
- Private, Communal Garden
- Award Winning Development in Envidable Location

Guide Price £280,000

Tenure: Leasehold



