



HUDSON
MOODY

36 Waverley Hudson Quarter Toft Green, York YO1 6AD



A STUNNING three bedroom PENTHOUSE apartment with BALCONY and PARKING, located in a PRESTIGIOUS development within the city walls with excellent access to YORK CITY CENTRE and the railway station. **Fully Complete and Available to View.**

Located on the fifth floor, this three bedroom apartment with dual aspect views, offers spacious and flexible living. The penthouse can be accessed via the lift or stairs. The property is fitted with beautiful engineered oak flooring, which runs throughout the hallway and open plan living/dining/kitchen space. The living space has a Juliette balcony overlooking the communal garden and a further balcony, off the dining area, with outside seating and entertaining space which enjoys views over Toft Green, the Micklegate Quarter beyond and the city walls. The apartment is fitted with floor to ceiling windows, which creates a great feeling of light and space. The careful planning of the coffered ceilings and media wall allow for differentiation between areas if desired. The kitchen area is fitted with a wide range of units incorporating an array of integral Siemens appliances including a boiling/chilled water tap. A breakfast bar island houses the induction hob and wine chiller and offers additional storage as well as being a useful seating area. A generous storage cupboard in the hallway houses a washer/dryer.

The luxuriously carpeted master bedroom is fitted with British made, internally illuminated wardrobes incorporating drawer units and has a spacious en-suite shower room off the bedroom. The second and third double bedrooms, again boast plush carpeting and a range of fitted wardrobes. The generous house bathroom, like the en-suite, boasts 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. A secure, undercroft, parking space is included.



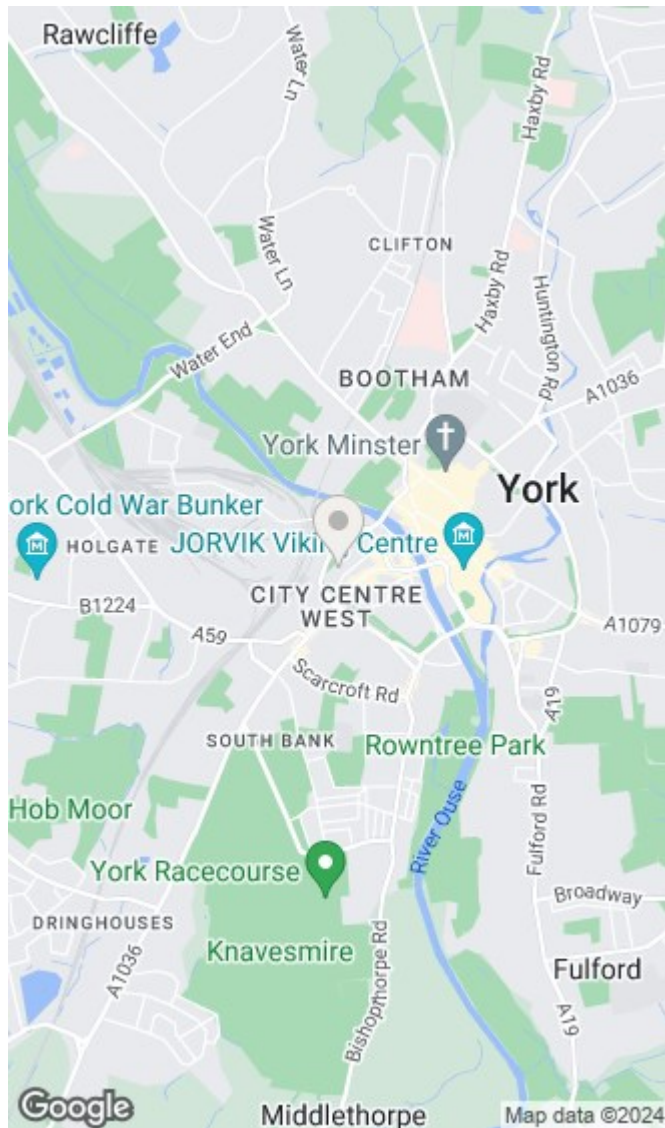
Accommodation:

- Three Bedroom Fifth Floor Penthouse Apartment
- Magnificent Open Plan Living/Dining/Kitchen Space
- Master Bedroom with En-Suite
- Two Further, Double, Bedrooms
- Generous House Bathroom
- Enhanced Specification to include 'My Home' System
- Dual aspect With Garden And City Views
- Secure Parking Space Included
- 7 Day A Week Concierge
- Ready to View

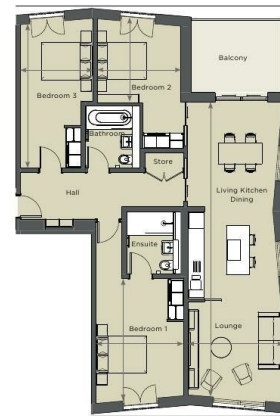
Price £765,000

Tenure: Leasehold





HQ THREE BEDROOM PENTHOUSE



Type 15

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	3.7 x 11.4	12'1" x 37'4"
Bedroom 1	3.4 x 4.7	11'1" x 15'5"
Bedroom 2	3.25 x 3.05	10'7" x 10'0"
Bedroom 3	2.8 x 5.55	9'2" x 18'2"
Bathroom	1.8 x 2.4	5'10" x 7'10"
Ensuite	1.8 x 3.45	5'10" x 11'3"
Balcony Area	10.05m ²	108.18ft ²

Layout and dimensions shown are typical

IMPORTANT INFORMATION
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