

HUDSON  
MOODY

# Hudson Quarter, Toft Green York YO1 6AE

**Rent:** £1,050 PCM  
**Deposit:** £1,211  
**Furnishing:** Part furnished  
**Council Tax Band:** B



- 5th floor Studio apartment
- Secure gated complex
- Short walk to train station
- Modern fixtures & fittings
- Council tax band B

- Part furnished
- Kitchen with integral appliances
- New build
- City centre location
- Available 7th July



A fantastic fifth floor studio apartment in the magnificent new Hudson Quarter development, ideally located with the city centre and train station on the doorstep.

The apartment is part furnished and has an open plan living/ kitchen /dining space have been designed to complement the living area finished to the highest standards with energy efficient quality integrated Neff appliances, and solid Silestone worktops with matching splashbacks. Oak flooring with underfloor heating and full height vista windows framing the impressive views over York city landscape. The shower room are fully tiled with large ceramic tiles. Showers temperatures can be pre-set at the touch of a button and are finished with easy clean glass and offer both overhead and hand held shower heads.

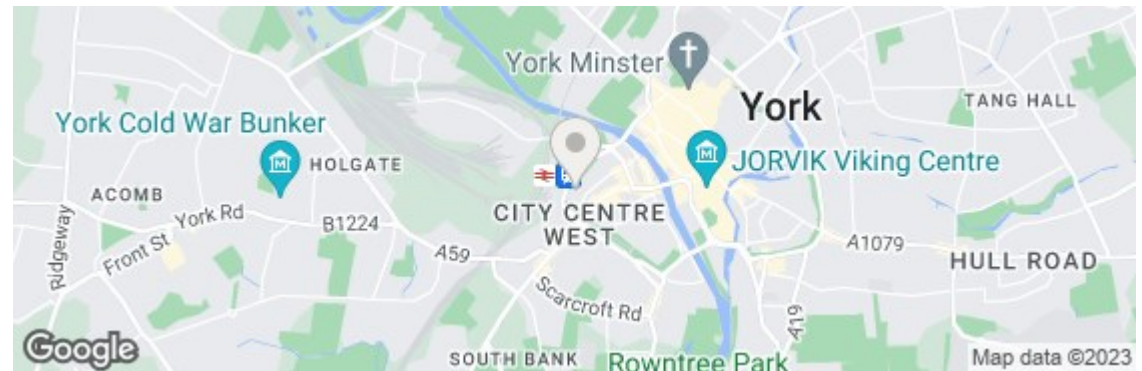
The bedroom has been thoughtfully designed to provide a bright, well-balanced space with a luxurious carpeted finish and bespoke British made integrated and internally illuminated wardrobes adding a sense of sophistication and luxury.

Council tax band B.

No Pets, No Smokers. Available 7th July for a minimum 6 of months.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
		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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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