





**An IMPRESSIVE SECOND FLOOR, two bedroom apartment, located in the SOUGHT AFTER, AWARD WINNING, PRESTIGIOUS, HQ 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 second floor, this two bedroom apartment offers spacious and flexible city living. A lift or stairs takes you to the third floor and into the spacious hallway with useful storage cupboard, utility cupboard, housing the washer/dryer and recessed shelving unit. The engineered oak flooring entices you into the open plan living/dining/kitchen space. Double windows and a spacious balcony offer striking views of the ancient city walls and create the 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 Neff Appliances and sink with waste disposal. A freestanding island offers additional storage and a useful seating/dining area. 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, 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.



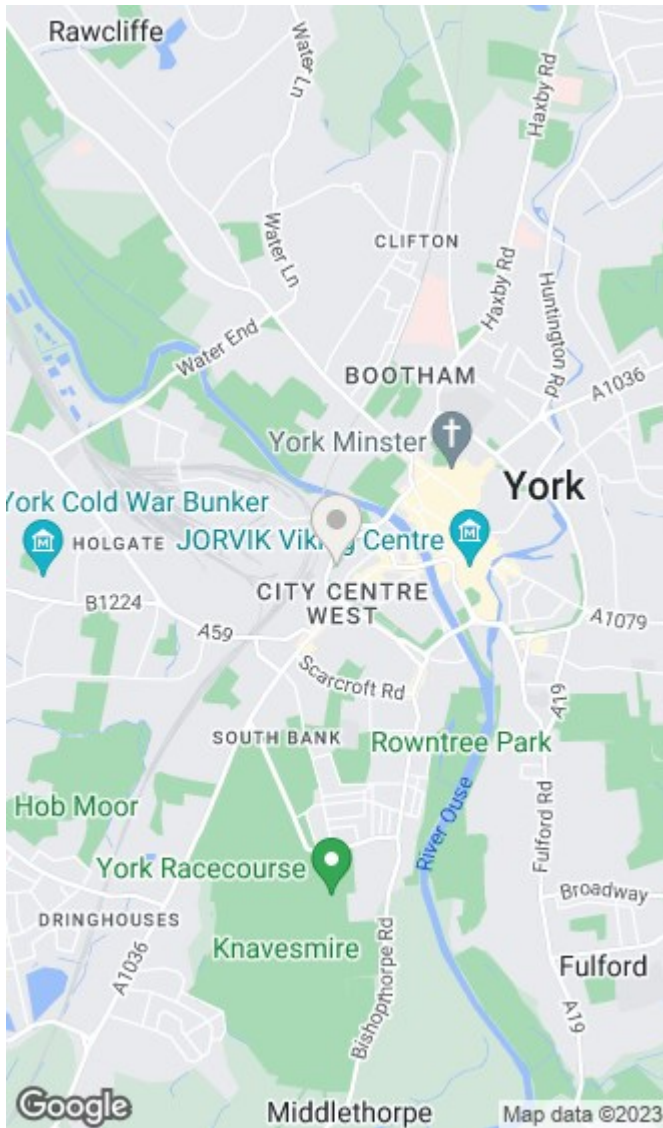
### Accommodation:

- Stunning Third Floor Two Bedroom Apartment
- Spacious Corner Balcony Overlooking City Walls
- Flexible Open Plan Living/Kitchen/Dining Area
- Integral Neff Appliances
- Master Bedroom With En-Suite Shower Room
- Second Double Bedroom
- Family Bathroom
- Parking Available To Purchase
- Concierge Service 7 Days A Week

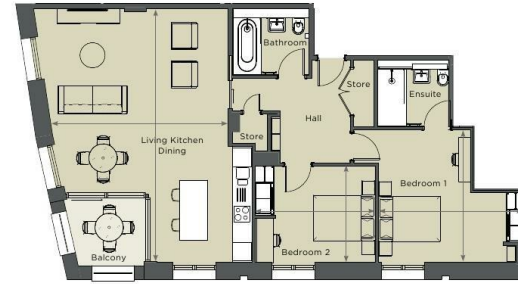
**Price £480,000**

Tenure: Leasehold





HQ  
TWO BEDROOM APARTMENT



Type 21

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	5.6 x 8.05	18'4" x 26'4"
Bedroom 1	4.6 x 4.2	15'1" x 13'9"
Bedroom 2	3.8 x 3.05	12'5" x 10'0"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony Area	5.13m <sup>2</sup>	55.22ft <sup>2</sup>

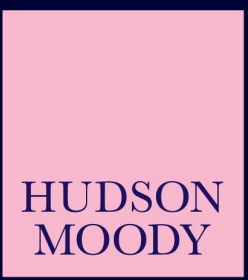
Layout and dimensions shown are typical

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