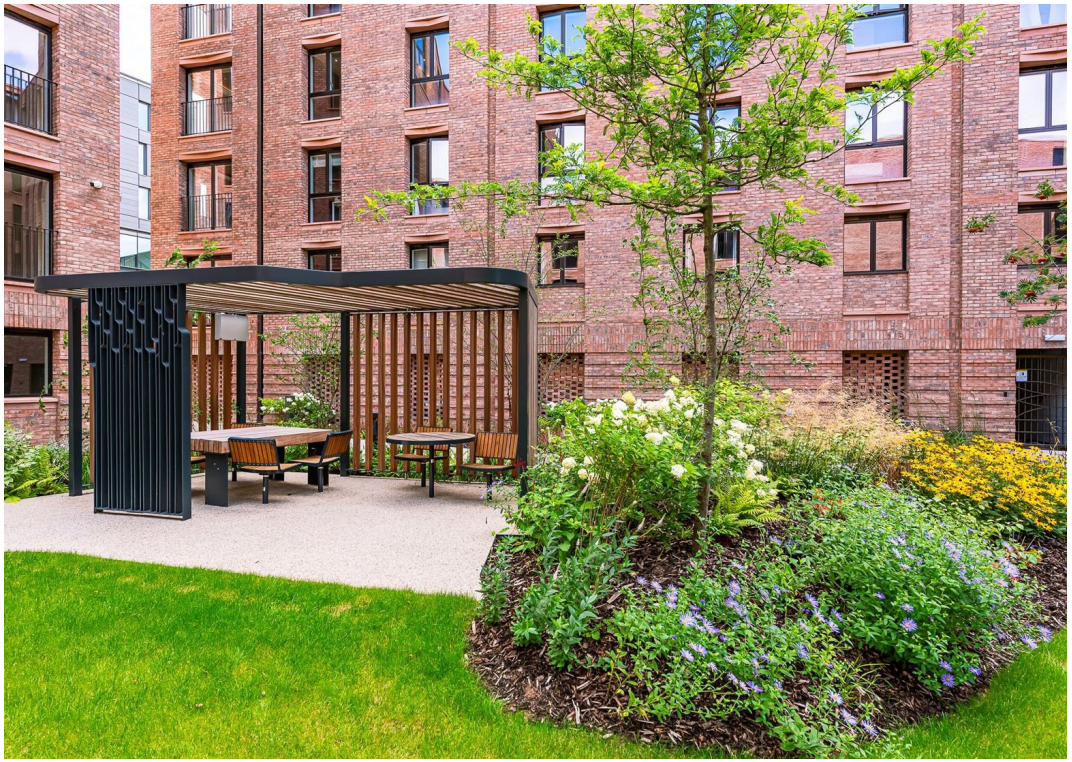
HUDSON MOODY

13, Victoria Hudson Quarter, Toft Green, York YO1 6AB



A superb TWO BEDROOM apartment with MARVELLOUS views towards the city walls offering flexible OPEN PLAN LIVING and suited to OWNER OCCUPIERS or INVESTORS.

This second floor apartment is reached either by communal stairs or lift and is located in an enviable position inside the city walls close to the station. The entrance hallway, with store cupboard off, provides access to the stylish open plan living/dining area. A bespoke quartz stone topped island with breakfast bar and units under separates off the kitchen area. The contemporary kitchen boasts energy efficient, integrated Neff appliances, quartz stone worktops and matching splashbacks and has the benefit of an additional walk-in storage cupboard. A sliding door opens up a Juliette balcony giving the apartment a feeling of light and space.

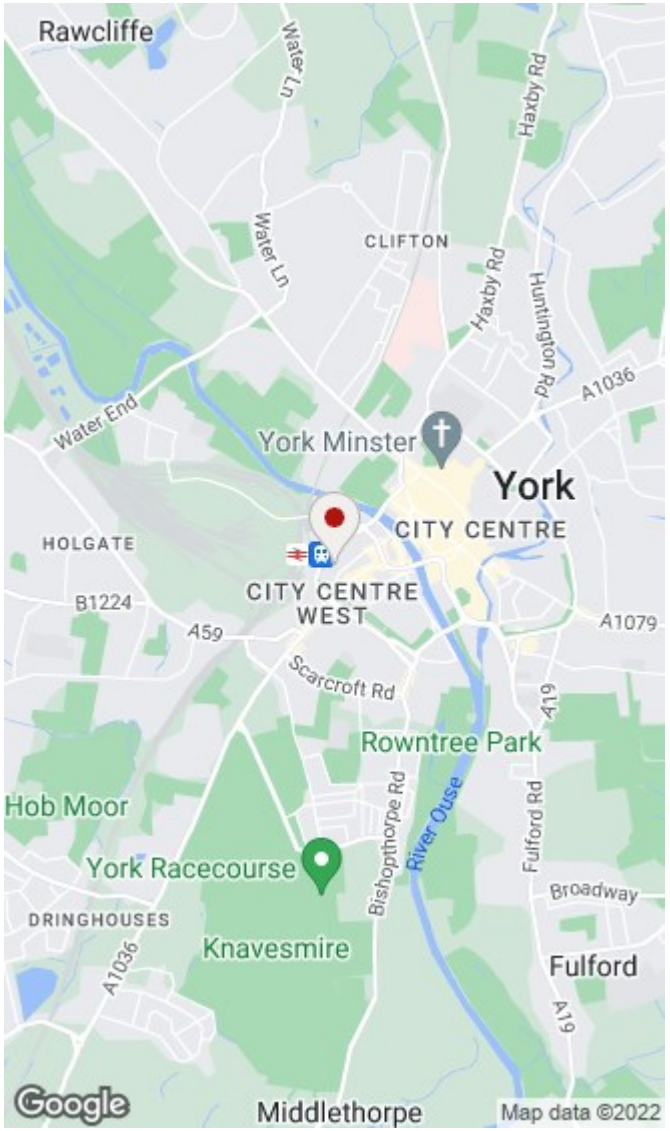
The two double bedrooms, one with en-suite shower room, are fully carpeted and feature floor to ceiling, internally illuminated, wardrobes. The separate bathroom is fully tiled with shower over the bath, vanity unit with mirror and thermostatically controlled heated towel rail. The apartment features 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.

Accomodation:

- Second Floor Two Bedroom Apartment
- Available For Immediate Occupation
- Open Plan Living/Kitchen/Dining Area
- Integral Neff Appliances including Washer Dryer
- Master Bedroom With En-Suite Shower Room
- Second Double Bedroom
- Separate Bathroom With Shower Over Bath
- Parking Available by Separate Negotiation
- Secure Development With Concierge Service
- Spectacular Views Of The City Walls

Price £395,000

Tenure: Leasehold



HQ

TWO BEDROOM APARTMENT

Type 4

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.2 x 6.4	13'9" x 20'11"
Bedroom 1	3.25 x 4.2	10'7" x 13'9"
Bedroom 2	3.8 x 3.1	12'5" x 10'2"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"

Layout and dimensions shown are typical

IMPORTANT INFORMATION

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VICTORIA : SECOND FLOOR

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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