



HUDSON  
MOODY

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



**An exceptional PENTHOUSE FLOOR, TWO BEDROOM apartment with BALCONY situated in a fantastic location WITHIN the CITY WALLS with SPECTACULAR VIEWS.**

This impressive two bedroom apartment can be reached either by communal stairs or lift. The entrance hallway, with store cupboard housing the washer/dryer, provides access to the stylish open plan living/dining area. The apartment is completed to the highest standard and boasts stunning herringbone pattern oak flooring, with underfloor heating and full height windows framing the views. A private balcony offers the perfect setting for enjoying the landscape to the west of the city. The stylish open plan, contemporary, kitchen has been designed to complement the living area, with energy efficient, integrated, Neff appliances, quartz stone worktops and matching splashbacks. The area is further enhanced by the bespoke quartz stone topped island with breakfast bar and units under. The two double bedrooms, one with en-suite shower room, are fully carpeted and feature bespoke internally illuminated wardrobes and drawer units. The separate bathroom is fully tiled with shower over the bath, built in vanity unit and thermostatically controlled heated towel rail. The apartment has the added benefit of use of a secure bike store, communal gardens and concierge service.



## Accommodation:

- TWO BEDROOM, TOP FLOOR, APARTMENT
- Excellent Central Location With Beautiful Landscaped Communal Gardens
- Fitted Kitchen with Integral Appliances
- Master Bedroom with En-Suite Shower Room
- Open Plan Living/Dining Area with Home Office Space
- PRIVATE BALCONY with spectacular views
- Second Double Bedroom With Separate bathroom
- Secure development with Concierge
- Easy Access To The Station And The City Centre

**Price £750,000**

Tenure: Leasehold





**HQ**  
TWO BEDROOM PENTHOUSE

Type 6



DIMENSIONS	Metric	Imperial
Living Kitchen Dining	5.7 x 7.4	18'8" x 24'3"
Bedroom 1	3.5 x 4.25	11'5" x 13'11"
Bedroom 2	4.0 x 3.55	13'1" x 11'7"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony Area	0.59m <sup>2</sup>	103.22ft <sup>2</sup>

Layout and dimensions shown are typical.

**IMPORTANT INFORMATION**  
Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, sellers or lessors and you should not rely upon it as being accurate and you should independently verify its accuracy. It is not a statement of fact and does not form part of any contract. We highly recommend that you obtain professional advice before proceeding with any purchase or sale. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



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**HQ**  
VICTORIA : FOURTH FLOOR



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- These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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