



HUDSON
MOODY

32 Waverley Toft Green, York YO1 6AD



A SPACIOUS two bedroom APARTMENT enjoying EXCEPTIONAL VIEWS across beautifully landscaped COMMUNAL GARDENS and situated in a much SOUGHT AFTER prestigious city centre development.



Accommodation:

- Exceptional Fourth Floor Apartment in the Heart of The City
- Fully Fitted Kitchen with Integrated Appliances
- Engineered Oak Flooring
- Impressive Open Plan Living Area
- Master Bedroom with En-Suite
- Family Bathroom
- Easy Access to The Station and City Centre
- Concierge Service
- Private Communal Gardens

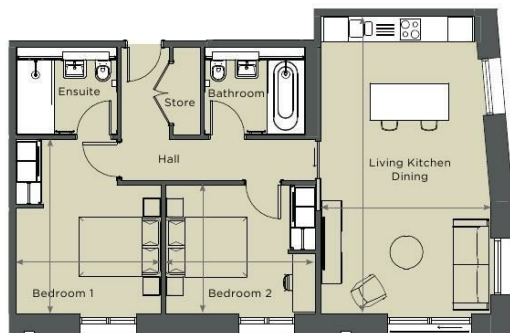
Price £495,000

Tenure: Leasehold



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TWO BEDROOM APARTMENT



Type 5a

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.1 x 7.15	13'5" x 23'5"
Bedroom 1	3.5 x 4.2	11'5" x 13'9"
Bedroom 2	3.6 x 3.1	11'9" 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

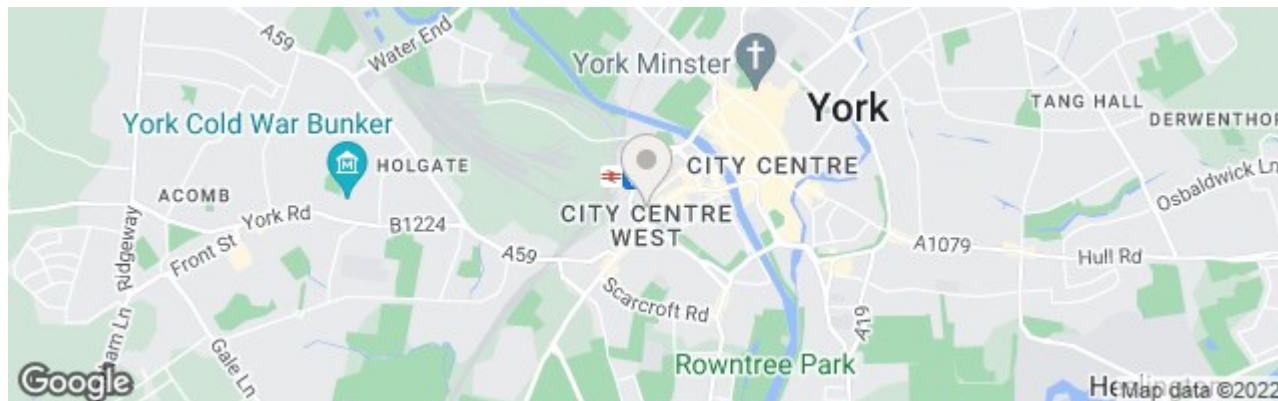
IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of any. The information given is without responsibility on the part of the agents, vendors or lessors and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jones LLP or Hudson Moody nor anyone in their employment or acting on their behalf has authority to make any representation or warranty in relation to this property. The agent has carried out a detailed survey, not tested the services, appliances or fittings at the property. The agent's impression and plans are for representation only. The areas, measurements and distances are approximate only. Any reference to distances or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The full position relating to the property may change without notice. All specifications are subject to change.



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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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT NOTICE

- 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.
- 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.
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