



HUDSON
MOODY

3, Victoria Toft Green, Hudson Quarter, York YO1 6HP



****TWO BEDROOM SHOW APARTMENT AVAILABLE TO VIEW**** A superb TWO bedroom apartment with views towards the CITY WALLS in a prestigious new development in an ENVIABLE location close to the CITY CENTRE and RAILWAY STATION.



Accommodation:

- Two Bedroom, Corner, First Floor Apartment
- Balcony Off The Living Area
- Open Plan Living/Kitchen/Dining Area
- Integral Appliances Throughout
- Master Bedroom With En-Suite Shower Room
- Second Double Bedroom
- Second Family Bathroom With Shower Over The Bath
- Communal Gardens With Out Door Workspace
- Easy Access To The Station And City Centre
- Price £435,000
- Development Registered for HELP-TO-BUY
- Tenure: Leasehold



HQ TWO BEDROOM APARTMENT



Type 3

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.75 x 6.2	15'7" x 20'4"
Bedroom 1	3.55 x 4.2	11'7" x 13'9"
Bedroom 2	3.9 x 3.45	12'9" x 11'3"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"
Balcony Area	6.01m ²	64.69ft ²

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, solicitors or mortgage lenders and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas 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 the property. The above is carried out a detailed survey, not tested the services, appliances or fittings at the property. The artist's impression and plans are for representation only. The area, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The NPI position relating to the property may change without notice. All specifications are subject to change.



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HQ VICTORIA : FIRST FLOOR

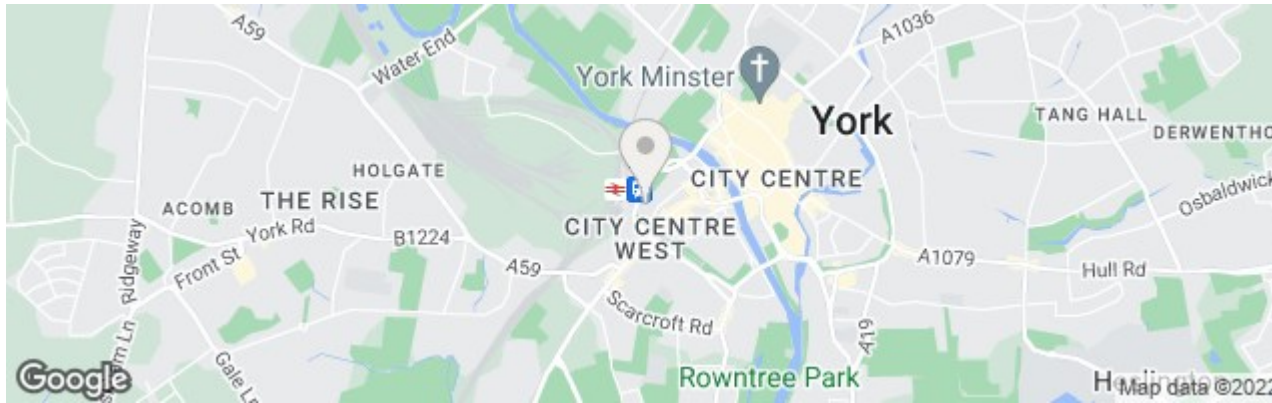


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) 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.
- 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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