



HUDSON
MOODY

6 Waverley Hudson Quarter, Toft Green, York YO1 6AD



An IMPRESSIVE first floor, CORNER APARTMENT, with BALCONY, situated in the heart of York with easy access to the train station and city centre. **FULLY COMPLETE AND AVAILABLE TO VIEW******

Located on the first floor, this spacious two bedroom apartment has been completed to the highest standard and offers flexible city living. A lift or stairs takes you to the first floor and into the spacious hallway with recessed shelving, useful storage cupboard and utility cupboard, housing the washer/dryer. 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. 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 incorporates 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.

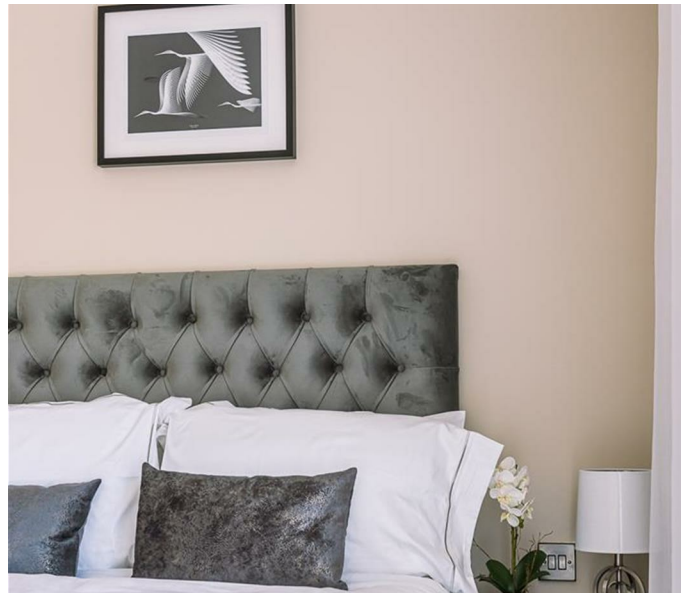


Accommodation:

- Spectacular First Floor Apartment
- Open Plan Living/Dining/Kitchen Area
- Integrated Neff Appliances
- Master Bedroom With En-Suite Shower Room
- Second Double Bedroom
- Family Bathroom
- Overlooking The City Walls
- Secure Development With Concierge Service
- Communal Gardens With Outdoor Workspace
- Parking Available by Separate Negotiation

Price £515,000

Tenure: Leasehold



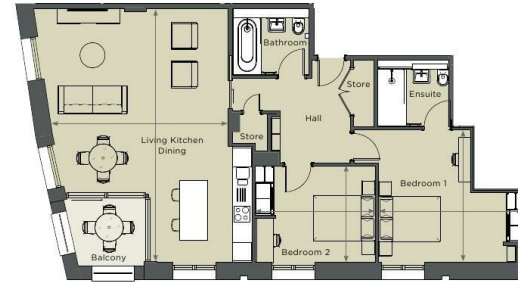


HQ
TWO BEDROOM APARTMENT

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 ²	55.22ft ²

Layout and dimensions shown are typical



IMPORTANT INFORMATION
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WAVERLEY : FIRST FLOOR

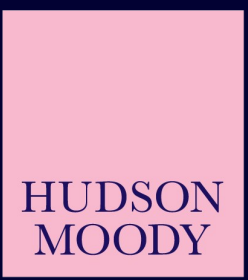


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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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