



HUDSON
MOODY

61 Kings Toft Green, York YO1 6HP



**** SHOW APARTMENT OPEN TO VIEW by appointment ****

Last remaining ONE BEDROOM PENTHOUSE apartment in this SUSTAINABLY BUILT development in an ENVIABLE LOCATION within YORK CITY WALLS and extremely close to YORK RAILWAY STATION.

The stylish open plan living/kitchen/dining area has been finished to the highest standards. The kitchen area boasts energy efficient, quality integrated Siemens appliances, Silestone solid worktops with matching splashbacks and a bespoke silestone topped island unit. The carefully planned dining space leads out on to a Juliette balcony over looking the Micklegate Quarter of the city and beyond. The double bedroom has been thoughtfully designed to provide a well-balanced space, flooded with natural light, with a luxurious carpeted finish and bespoke British made integrated and internally illuminated wardrobes and drawers. The shower room features a walk in shower where temperatures can be pre-set at the touch of a button and is finished with both overhead and hand held shower heads and easy clean glass. In addition, the apartment has the benefit from an allocated, secure parking space.



- Penthouse Floor With Juliette Balcony
- Ready for Occupancy March 2021
- Open Plan Living/Kitchen/Dining Area
- Double Bedroom with Built-in Wardrobes
- Fully Tiled Shower Room
- North West Facing Juliette Balcony with Views Over the Communal Gardens and Beyond
- Allocated, Secure Parking Space
- Landscaped Communal Garden Views
- Excellent Central Location
- ~~Price £378,000~~
Concierge Service

Tenure: Leasehold



HQ
ONE BEDROOM PENTHOUSE



Type 12

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	5.55 x 3.9	18'2" x 12'9"
Bedroom	3.65 x 3.95	11'11" x 12'11"
Bathroom	2.4 x 1.8	7'10" x 5'10"

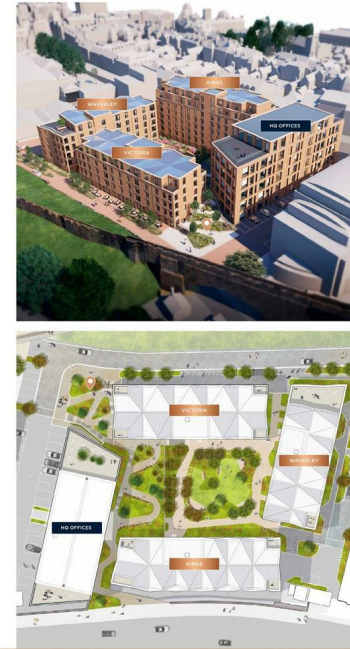
Layout and dimensions shown are typical

IMPORTANT INFORMATION
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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

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