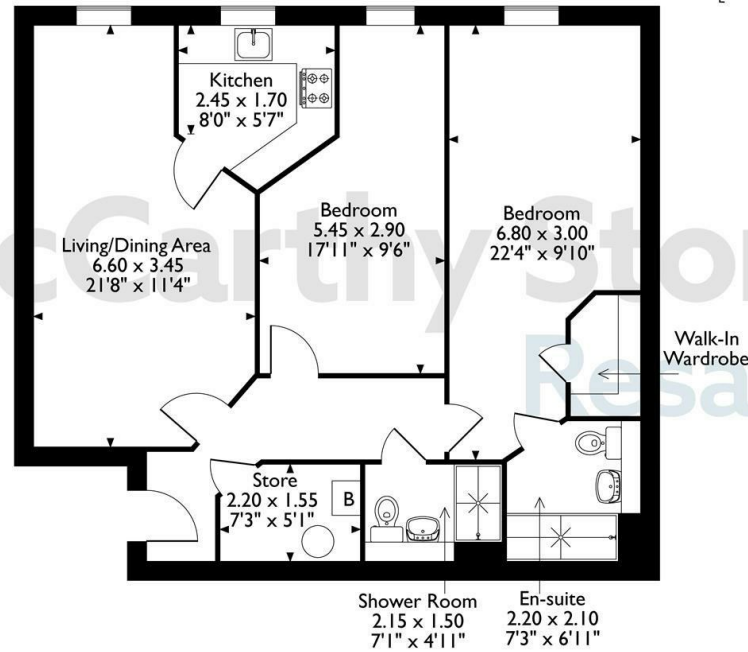


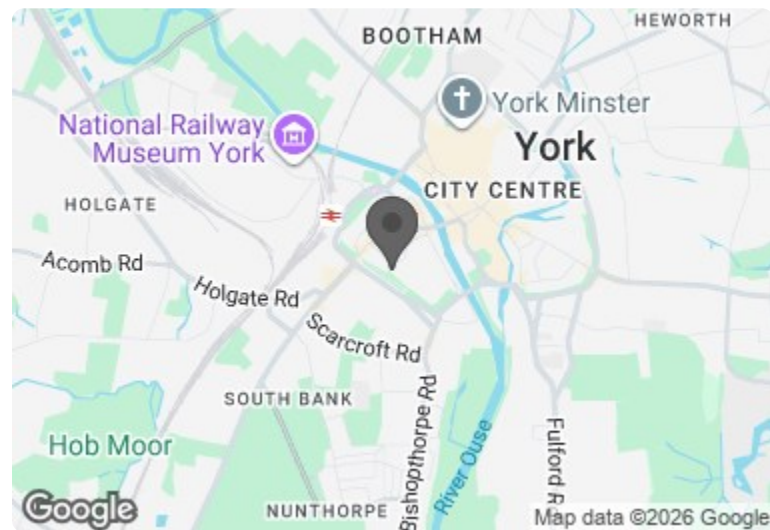
Cardinal Court, Apartment 33, Bishophill Junior, York  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



**Third Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>83</b>	<b>83</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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## 33 Cardinal Court

Bishophill Junior, York, YO1 6ES



**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £400,000 Leasehold**

No onward chain and vacant possession. Recently redecorated, this bright and well-presented top-floor two-bedroom, two-bathroom retirement apartment is located within the popular Cardinal Court development for the over-60s.

Residents benefit from landscaped gardens, a communal lounge, guest suite, House Manager and a 24-hour emergency call system.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Bishophill Junior, York

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Summary

Cardinal Court offers modern retirement living within York's historic city walls, featuring a stunning rooftop terrace with panoramic views across the city.

Local amenities, including a Sainsbury's Local and Post Office, are just a short 5-10 minute walk from your door. Designed for comfort, security and convenience, the development benefits from lift access throughout, a dedicated House Manager, 24-hour emergency call system, and secure camera entry.

This beautifully finished apartment provides a spacious living area, fully fitted kitchen with integrated appliances, master bedroom with en-suite shower room and walk-in wardrobe, a utility cupboard, and a further shower room.

Residents enjoy a welcoming homeowners' lounge with floor-to-ceiling windows overlooking the landscaped gardens, as well as access to the large rooftop terrace. For visitors, a stylish guest suite is available, and a dedicated electric vehicle charging point is also provided.

## Local area

York is an ancient Cathedral City dating back to Roman times

and today is one of the most visited cities in the UK, after London and Manchester. While it's a popular tourist destination, the city itself is compact making it easy to explore all York has to offer on foot. York is known for its festivals, and indeed there are plenty of cultural events throughout the year, covering everything from history and music, to sport and food. The major attractions in this pretty city are the York Minster, the largest Gothic cathedral in Northern Europe, the JORVIK Viking Centre where you can see a recreation of life in Viking England, and the York Dungeon, famous for its bloody and gory history. However, if you prefer something a little milder, there are plenty of charming pubs around where you can enjoy a quiet drink! However, if the Dungeon didn't scare you enough, you can try a ghost tour walk which is actually a great way to see the city, even if you don't spot any spooky friends. The City boasts a wide range of museums, a newly refurbished Art Gallery and numerous theatres, music and entertainment venues both large and intimate.

As you'd expect, York is also full of shops, restaurants and pubs. The closest dining area to the McCarthy & Stone development is the adjacent Micklegate where you'll find drinking holes and restaurants to cater to all tastes. The newly refurbished Everyman Cinema on Blossom Street is a 10 minute stroll away. The best shopping is around The Shambles, an area just across the River Ouse. It's the narrowest street in all of York and where you'll find everything from high street fashion to little knick-knacks and souvenirs.

## Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Additional storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

## Lounge

A spacious lounge, the lounge has three windows, the double aspect making it bright and airy with amazing views towards York Minster. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

# 2 Bed | £400,000

PRICE REDUCED

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom One

Double bedroom with superb views. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.

## En Suite

Fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above, heated towel rail and emergency pull cord for assistance.

## Bedroom Two

Generous second bedroom which can also be used for dining or a study with a window with views. Ceiling light, fitted carpets and raised electric power sockets.

## Shower room

Fitted with modern suite comprising of a shower cubicle with glass screen, low level WC, vanity unit with sink and mirror above, heated towel rail and emergency pull cord for assistance.

## Service charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £4,021.06 for the financial year ending 30/06/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold Information

999 years from 1st Jan 2018

Ground rent £495.00

Ground rent review: 1st Jan 2033

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

