

33 Cardinal Court
Bishophill Junior, York, YO1 6ES



Asking price £415,000 Leasehold

Welcome to 33 Cardinal Court, a well-presented retirement apartment in this sought-after development. While internal photography will be available shortly, the apartment offers a bright and comfortable living space, designed with the over-60s in mind.

Residents of Cardinal Court enjoy a friendly community, landscaped communal gardens, a residents' lounge, guest suite for visitors, and the reassurance of a House Manager and 24-hour emergency call system.

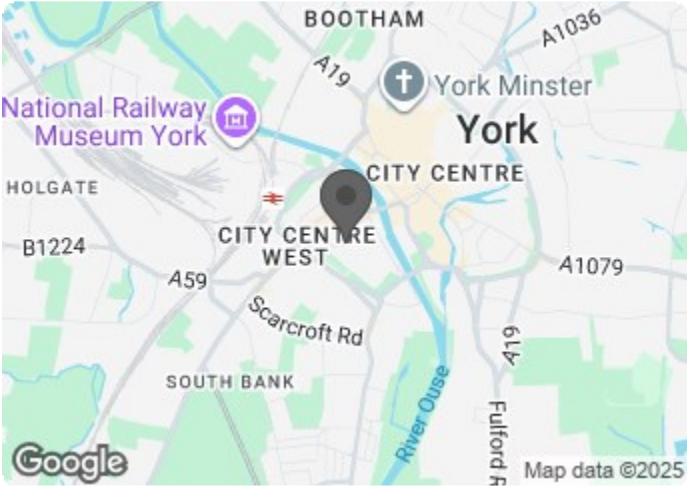
This apartment is being offered with no onward chain, and the seller is keen to progress quickly. Early viewings are encouraged to fully appreciate the accommodation on offer.

Note: Internal photographs will be uploaded as soon as they are available.

Call us on 0345 556 4104 to find out more.

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Council Tax Band:



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	

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Bishophill Junior, York

Summary

Cardinal Court is located within the historic city walls of York and boasts a panoramic rooftop terrace with views over the whole city. Local amenities are within a 5-10 minute walk from your front door, including a Sainsbury's Local and Post Office. Fully equipped and finished to a high standard, your privately-owned apartment is the perfect base for you to enjoy an independent and active retirement. The development features excellent security systems including 24-hour emergency call facility, a dedicated House Manager during the week and a camera entry system which are sure to offer peace of mind. Furthermore, there is lift access throughout, so it's easy for residents to get around.

Your apartment includes a spacious living area, fully fitted kitchen with integrated appliances, master bedroom with en-suite shower room and walk-in wardrobe, utility cupboard and a main shower room. Residents can relax and catch up with friends in the social lounge which has a fabulous floor to ceiling window looking onto the landscaped gardens and also use the large rooftop terrace. The guest suite is a perfect hotel style room ideal for visitors. There is also a dedicated charging point for electric vehicles.

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.

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



2 bed | £415,000

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 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 Feb 2019
Ground rent £495.00
It is a condition of purchase that all residents must meet the age requirements of 60 years.

