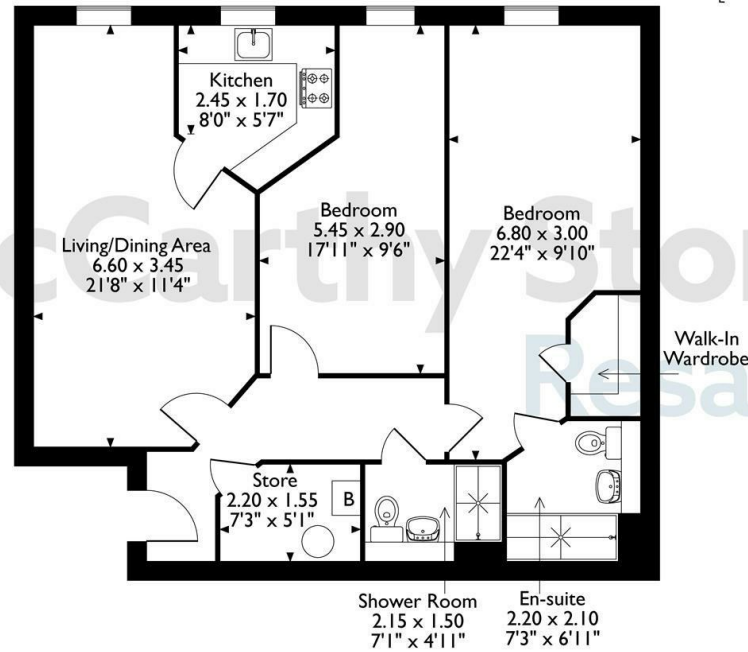


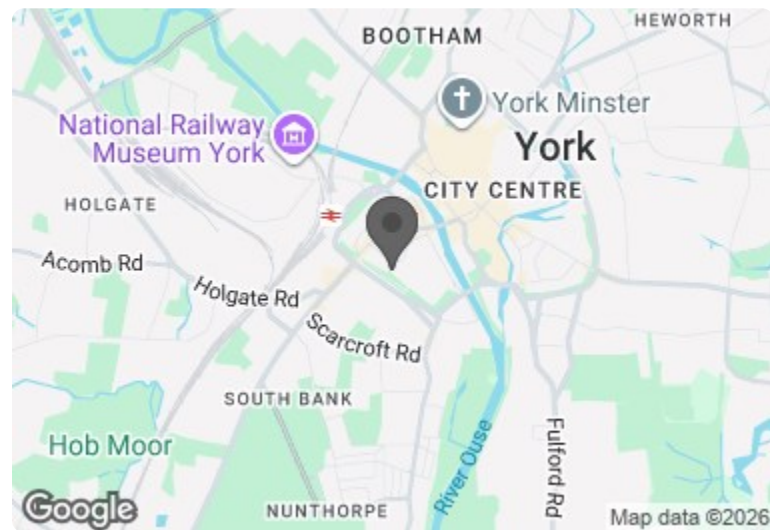
Cardinal Court, Apartment 33, Bishophill Junior, York
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



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) A		
(81-91) B		
(69-80) C		
(55-68) D	83	83
(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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Registered in England and Wales No. 10716544



33 Cardinal Court

Bishophill Junior, York, YO1 6ES



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.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel

2 Bed | £400,000

PRICE
REDUCED

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 £3,776.67 for the financial year ending 30/06/2026. 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

