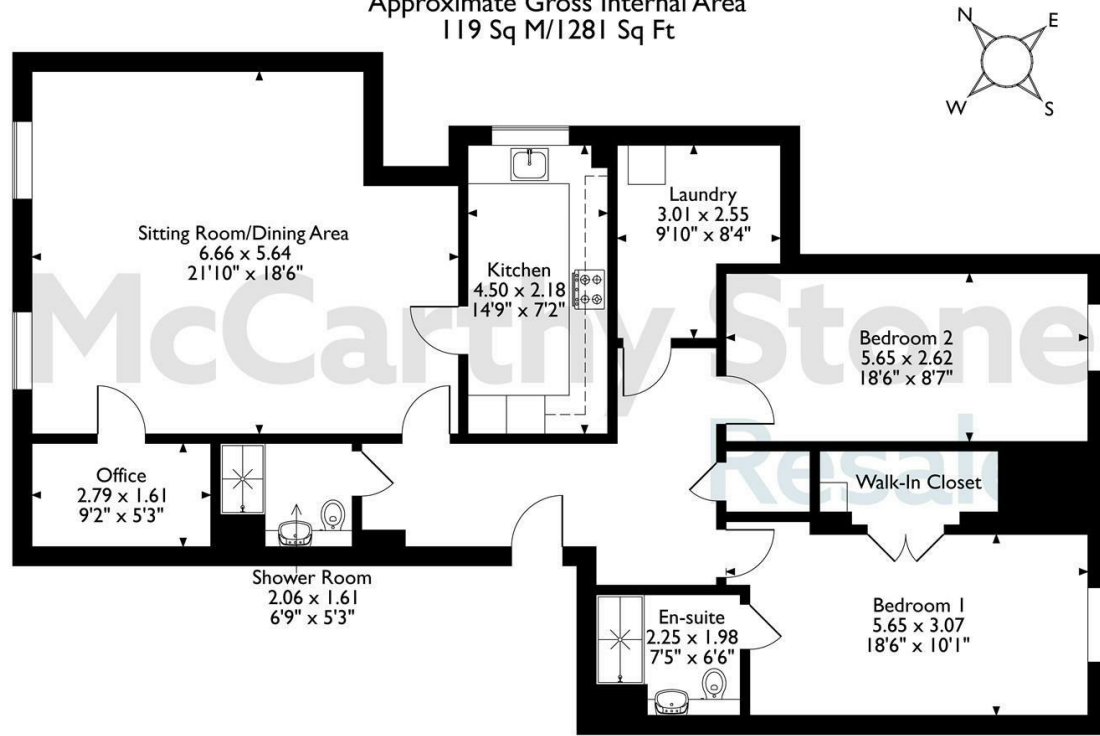
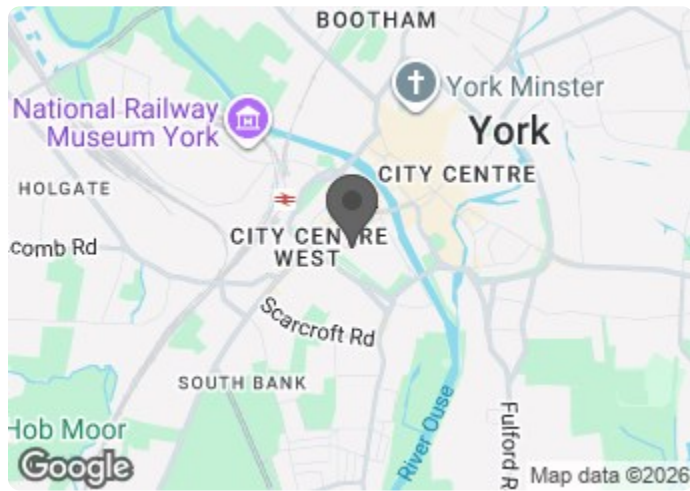


Cardinal Court, Apartment 28, Bishophill Junior, York  
Approximate Gross Internal Area  
119 Sq M/1281 Sq Ft



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		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive		
	2002/91/EC		

28 Cardinal Court

Bishophill Junior, York, YO1 6ES



Asking price £400,000 Leasehold

No onward chain and vacant possession. A bright and exceptionally spacious second-floor retirement apartment for the over 60s, featuring two bedrooms, two bathrooms, a separate study/home office, and a generous utility/laundry room, all set within the popular Cardinal Court development.

Apartment 28 is regarded as one of the most sought-after homes in the development and is known for being the most spacious apartment at Cardinal Court. It also enjoys lovely views, including The Minster and the Church of St Mary from the kitchen window, as well as attractive garden views from the bedroom windows.

Call us on 0345 556 4104 to find out more.

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

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. Unauthorised reproduction is prohibited.



# 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.
- 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 second bedroom with fitted wardrobe, a utility room, a walk-in storage 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 a historic cathedral city with Roman roots and one of the UK's most visited destinations. Compact and easy to explore on foot, it offers major attractions including York Minster, the JORVIK Viking Centre and the York Dungeon, along with festivals, museums, theatres, shops, pubs and restaurants. Nearby Micklegate offers a great choice of dining options, Everyman Cinema is just a 10-minute walk away, and The Shambles provides some of the city's best shopping.

## 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. Additional storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are located in the hall. From the hallway doors lead to the lounge, bedrooms, utility/laundry room, walk-in storage cupboard and bathroom.

## Lounge

A large and spacious lounge with ample room for both living and dining furniture. Leading off this room is a separate study, adding useful extra space. The lounge also benefits from TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads through to the kitchen.

## Office

A separate office/study leads off the lounge, providing a useful and versatile additional space that could be ideal as a home office, hobby room or quiet reading area.

## Kitchen

Fully fitted larger than average 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, slimline integrated dishwasher and under pelmet lighting.

## Laundry Room

A separate laundry/utility room. This is a particularly generous space with plumbing for a washer/dryer and offers excellent practicality for additional storage and household tasks, making it a real selling point of the apartment.

# 2 bed | £400,000

## Bedroom One

Spacious 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. Separate door leads to en-suite.

## 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 double bedroom with fitted wardrobe. 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

Lease: 999 years from 1st Jan 2018

Ground rent: £495.00 per annum

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

