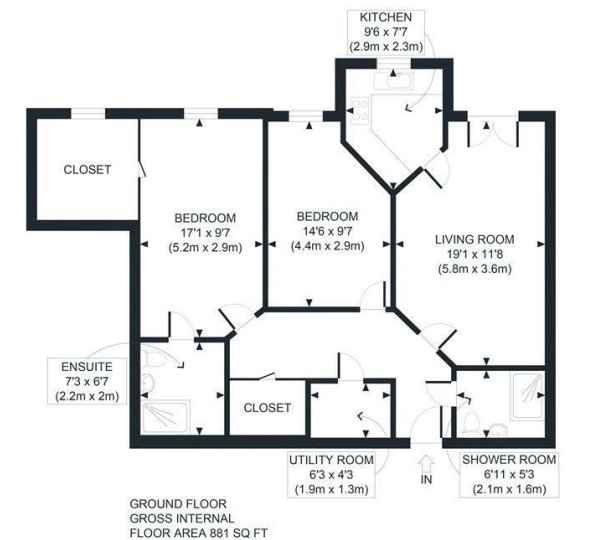


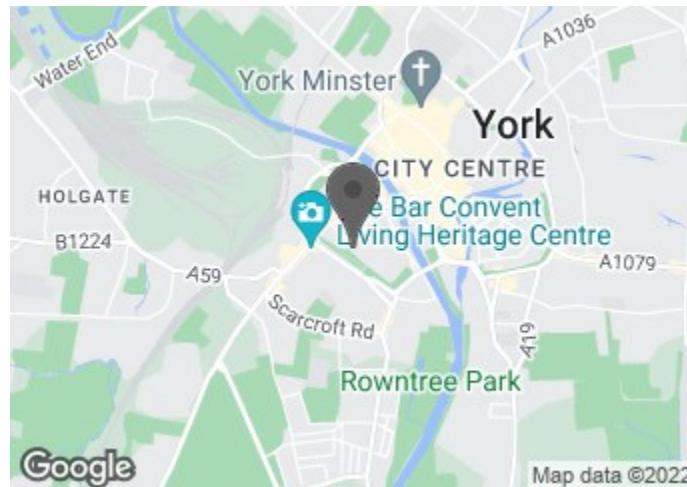
McCARTHY STONE RESALES

22 CARDINAL COURT BISHOPHILL JUNIOR, YORK, YO1 6ES



APPROX. GROSS INTERNAL FLOOR AREA 881 SQ FT / 82 SQM	Cardinal Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 10/12/21 photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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A delightful TWO BEDROOM, CORNER apartment with an EXTRA ROOM located on the SECOND FLOOR of a POPULAR McCarthy Stone Retirement Living development with a ROOF TERRACE enjoying VIEWS OF THE CITY and approx. 200 yards to MICKLEGATE'S SHOP and AMENITIES.

ASKING PRICE £390,000 LEASEHOLD

For further details, please call **0345 556 4104**
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CARDINAL COURT, 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. 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 JORVIK Viking Centre and the York Dungeon. However, if you prefer something a little milder, there are plenty of charming pubs around where you can enjoy a quiet drink! 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 with illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system. From the hallway there is a door to a utility room housing plumbing for a washing machine and storage space; and a further walk-in storage cupboard. Further doors lead to the living room, bedrooms and bathroom.

LOUNGE

A spacious lounge with Juliet balcony overlooking the secluded communal gardens. There is an electric log effect fire with surround which creates an attractive focal point to the room, ample space for dining, TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads into the kitchen.

KITCHEN

Fully fitted kitchen with a range of modern high gloss low and eye level units and drawers with a roll top work surface. A Stainless steel sink and drainer unit with mono lever tap sits beneath a double glazed window overlooking the development. Appliances include a built-in raised level oven and microwave; ceramic hob with extractor hood and fitted integrated fridge and freezer. Finished with tiled flooring, central ceiling spotlights and under pelmet lighting.

BEDROOM ONE

This large double bedroom overlooks the gardens and has a central ceiling light, TV phone point, fitted carpets and raised electric power sockets. The bedroom benefits from an extremely large walk-in wardrobe/dressing room which houses shelving, hanging rails, has a window and offers plenty of storage space but could also be used as a study. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with modern suite comprising of a walk-in shower with handheld showerhead and rainfall showerhead, handrail and glass screen; WC with concealed cistern to a vanity unit with

2 BED | £390,000

inset washbasin and illuminated mirrored cabinet above. Partially tiled walls, tiled flooring, heated towel rail and emergency pull cord for assistance.

BEDROOM TWO

A generously sized second bedroom, overlooking the development's gardens, which could also be used for dining or as a study. Central ceiling light, fitted carpets, TV and telephone points and raised electric power sockets.

SHOWER ROOM

Fitted with modern suite comprising of a walk-in shower with handheld showerhead and rainfall showerhead, handrail and glass screen; WC with concealed cistern to a vanity unit with inset washbasin and illuminated mirror above. Partially tiled walls, tiled flooring, heated towel rail and emergency pull cord for assistance.

SERVICE CHARGE

- House Manager
- 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,219.36 p.a. (for financial year ending 30/06/2023)

LEASE INFORMATION

999 years from Feb 2019

Ground rent: £495 per annum

Ground rent review date: Jan 2034

Managed by: McCarthy Stone Management Services

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

