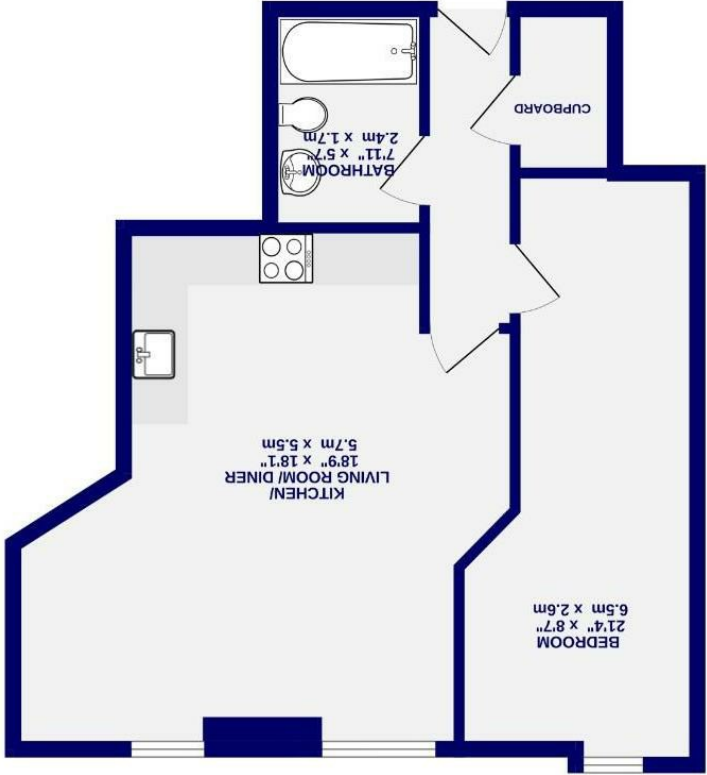




The Residence,  
York - YO23 1DQ

Leasehold  
Council Tax Band - D

- Luxury Apartment
- First Floor
- One Bedroom
- Formerly Terry's Chocolate Factory
- A Short Walk To Bishopthorpe Road
- Private Parking Space
- EPC C



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Noted every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other items and appliances, it is acknowledged that the figures, measurements of rooms and any other items and appliances are not intended to be used as a guide only and are not precise. The purchaser must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



The Residence,  
York  
Bishopthorpe Road  
YO23 1DQ

£230,000



This first-floor one-bedroom apartment is located within The Residence, a sought-after development in York's historic former Terry's Chocolate Factory, just outside the city centre.

The Residence itself offers a prestigious entrance, complete with an on-site concierge, elevators, a designated parking space, and shared bike storage.

Positioned just off Bishopthorpe Road and its wonderful community and array of shops, it provides easy access to the York Knavesmire, Rowntree Park, and Millennium Bridge, along with scenic paths along the River Ouse. Ideal for commuters, York's city centre is just two miles away, and York railway station.

Inside, the apartment blends open-plan design with period charm, featuring large windows that flood the kitchen, dining, and living areas with natural light. The modern kitchen is well-equipped with sleek cabinetry and premium Neff appliances, creating a stylish and functional space for both cooking and entertaining. The generously-sized double bedroom is complemented by a contemporary bathroom fitted with luxury Villeroy and Boch fixtures.

Leasehold  
Length of lease - 242 years remaining  
Ground rent £250 per annum  
Ground rent review period- annually  
Service charge £2,500 per annum  
Service charge review period- annually  
Council Tax Band- D

