



26 Cardinal Court Bishophill Junior, York YO1 6ES

**HUDSON
MOODY**

A delightful second floor apartment that benefits from a communal roof top terrace and secure parking. The apartment is available to the over 60s and is situated in an desirable location with views of York's city walls. OFFERED WITH NO ONWARD CHAIN.

- **Immaculate Two Bedroom Apartment**
- **Spacious Hallway with Utility Cupboard Off**
- **Open Plan Living and Dining Area**
- **Beautifully Fitted Kitchen with Integrated Appliances**
- **Master Bedroom with Walk-in Cupboard and En-Suite Bathroom**
- **Second Double Bedroom**
- **House Shower Room**
- **Excellent Views Towards City Walls**
- **Communal Roof Terrace and Gardens**
- **Secure Allocated Parking**

Offers In Excess Of £400,000

Tenure: Leasehold
Council Tax Band: D

Lease Length: 992 years

Service Charge: £3,450.48 (annual)

Ground Rent: £495 (annual)

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Approximate Gross Internal Area = 71.5 sq m / 769 sq ft

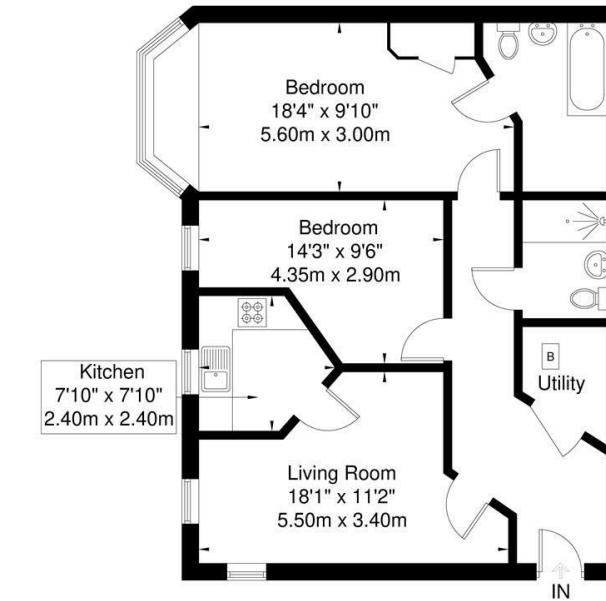
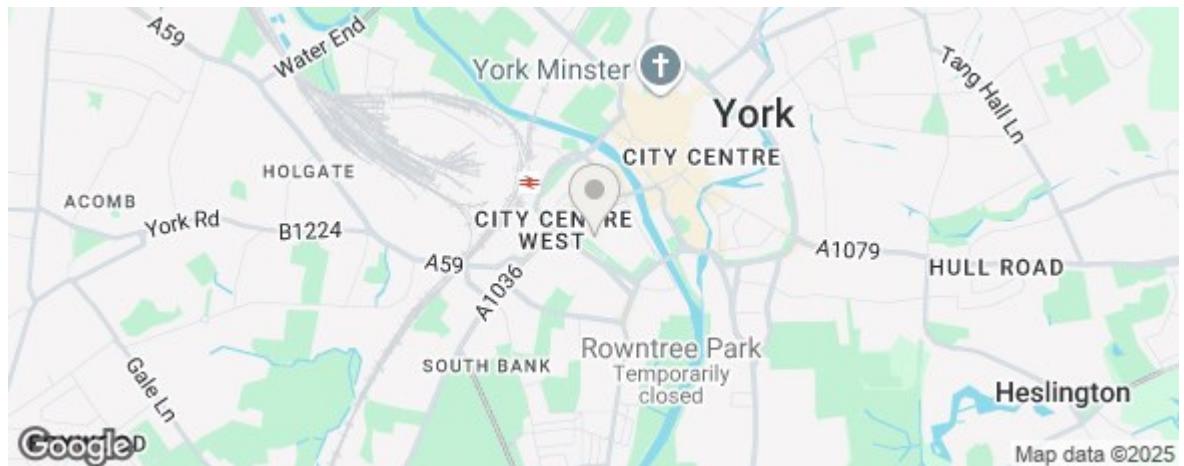


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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	

IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.