



HUDSON
MOODY

35 Cardinal Court Bishophill Junior, York YO1 6ES

An immaculately presented, two bedroom apartment set within Cardinal Court, a luxury development suitable for over 60's. Located in the charming, Bishophill area of York

- Contemporary third floor apartment set within the pretty area of Bishophill
- Beautiful light and spacious lounge with juliet balcony overlooking the communal gardens
- Well appointed kitchen with integral appliances
- Principal bedroom with en-suite shower room with walk in wardrobe and large storeroom
- Second double bedroom
- House bathroom
- Superb in house facilities, events and community feel
- Third floor residents roof terrace overlooking the city and beautiful communal gardens
- On site manager and emergency out of hours care line
- No Onward Chain

Guide Price £425,000

Tenure: Leasehold

Council Tax Band: D

Years remaining on the lease: 997

Service Charge: £3,807.00

Ground Rent: £495.00

35 Cardinal Court
Approximate Gross Internal Area = 94.1 sq m / 1012 sq ft

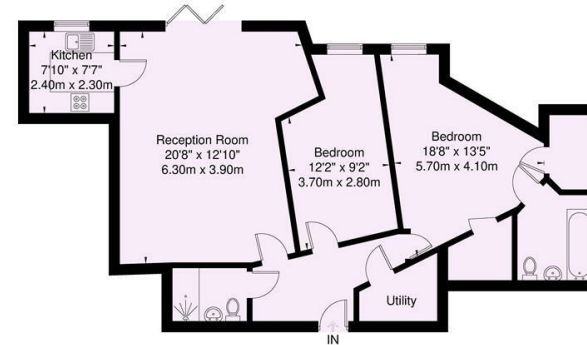


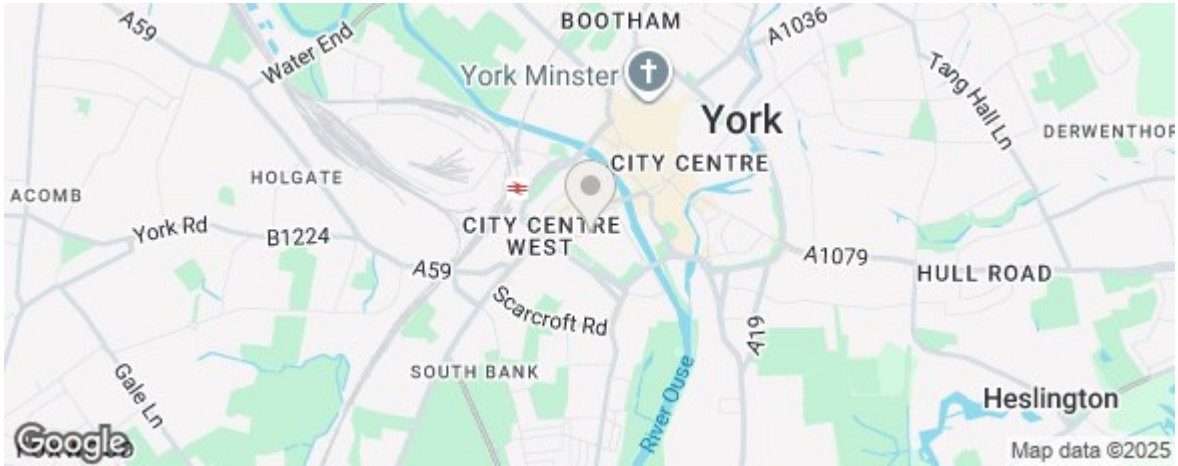
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	



HUDSON
MOODY

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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com