

Blenkin

& Co

CHARTERED SURVEYORS



APARTMENT 227 • THE RESIDENCE • YORK



## APPARTMENT 227

The Residence, Bishopthorpe Road,  
York YO23 1DQ

*Bishopthorpe Road 1 mile · York Railway  
Station 1.5 miles · York ring road / A64 2.8 miles  
Leeds 26 miles*

**Beautifully presented two  
bedroom apartment in an iconic  
York development**

Entrance hall · kitchen and dining / living  
room · 2 bedrooms · 2 bathrooms (1 en  
suite)

2 allocated parking spaces

Concierge service · security coded lift  
access · communal bike store ·  
communal gardens

**For Sale Leasehold**

The Residence is an iconic York building and part of the city's heritage. Formerly Terry's chocolate factory, this Grade II listed building is now home to a selection of luxury apartments. No. 227 is a second floor apartment that offers light and bright accommodation with open plan living space and is characterised by high ceilings and tall multi-paned windows.

- Second floor apartment with lift
- Two bedroom, two bathrooms
- Well planned accommodation totalling 876 sq ft
- Lofty ceilings, tall windows
- Luxury fixtures and fittings in the kitchen and bathrooms
- Grand communal entrance and concierge service
- Two allocated parking spaces
- Landscaped communal gardens and communal bike storage
- Adjacent to York Racecourse
- Easy access to York city centre and railway station

The modern fitted kitchen is well equipped with integrated appliances and is open plan to the large living room with its tall windows and leafy outlook. Both bedrooms are doubles and the principal bedroom is L-shaped with fitted wardrobes and a large en suite shower room. The apartment has ample storage options including two large cloak cupboards (one housing the boiler) off the hall. The apartment comes with two car parking spaces and lift access from the grand central foyer.

### Environs

The Residence is situated adjacent to York Racecourse and close to Bishopthorpe Road which has won the Great British High Street of the Year and was voted by The Times as one

of the UK's coolest places to live. The area has a parade of independent shops, café-delis and restaurants. Nearby green spaces abound including the Knavesmire, Rowtree Park, Millennium Bridge and walks along the River Ouse. The A64 can be reached within some ten minutes' drive providing rapid access to Leeds, the A1(M) and motorway network. The city centre and York railway station lie some 1½ miles to the south. The mainline railway station offers connections to major cities including Manchester, Edinburgh and London with a service to London Kings Cross in under two hours.

**Tenure:** Leasehold. Lease expires January 2267 (243 years remaining)

**EPC Rating:** C

**Services & Systems:** All mains services. Gas central heating.

**Service Charge:** £237.00/month. £69.47 bi annually to Estate Management.

**Ground Rent:** £125 half yearly, April and October

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Local Authority:** York City Council  
[www.york.gov.uk](http://www.york.gov.uk)

**Directions:** Head south down Bishopthorpe Road and you will see the main gates to The Residence on your right hand side. Head straight down and the main foyer will be on your left hand side.



# Apartment 227, The Residence, Bishopthorpe Road, York, YO23 1DQ



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 876 SQ FT / 81.39 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 876 SQ FT / 81.39 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Foyer



Communal outside space



Communal outside space

City

Country

Coast