



315 The Residence Bishopthorpe Road

York, YO23 1DQ

£450,000



A QUALITY THIRD FLOOR, TWO DOUBLE BEDROOM APARTMENT WITH SOUTH FACING BALCONY & TWO PARKING SPACES. Set within part of this highly regarded development within this iconic and historical York building, 'The Residence' is an exclusive community on Bishopthorpe Road, close to York Racecourse, the city centre and riverside walks. Upon arriving at the building you are greeted by a grand reception area with concierge service, lifts to all floors and secure internal intercom as well as communal gardens and secure storage areas. Nearby are restaurants, convenience shops and the popular Bishopthorpe Road shopping parade. This beautifully presented apartment provides bright and spacious living areas with high ceilings and quality fittings throughout including fitted wardrobes and quartz worktops. It also benefits from central heating, modern air control system and double glazed windows. Located on the third floor the property itself comprises entrance hallway, large open plan living space with French doors on to the balcony with far reaching views, dining area, modern kitchen with fitted units and integral appliances, bedroom one with large en-suite, stairs lead to a further double bedroom and a family bathroom. To the outside are two designated parking spaces plus visitor spaces. An internal viewing of this highly impressive apartment is strongly recommended.

Entrance Hall

Entrance door, power points, radiator, large storage cupboard, stairs to upper floor. Carpet.

Open Plan Sitting/Dining Room

22'7 x 18'2 (6.88m x 5.54m)
Sitting area comprising large double glazed French doors onto balcony, radiator, TV point, power points. Carpet. Dining area comprising double glazed window to rear, radiator, power points. Carpet.





Balcony

22' (6.71m)

Private balcony with far reaching south facing views.

Kitchen

10'8 x 9'5 (3.25m x 2.87m)

Modern fitted wall and base units with Quartz counter tops, inset one and a half stainless steel sink with mixer tap, double oven, hob with extractor above, wine cooler, built-in fridge freezer, eye level microwave, power points. Tiled flooring.

Bedroom 1

25'2 x 10'7 (7.67m x 3.23m)

Double glazed window to rear, fitted wardrobes, radiator, power points. Carpet.

En-Suite

Walk-in tiled shower enclosure, wash hand basin, low level WC, tiled walls, extractor fan. Tiled flooring.

Upper Floor

Radiator, power points. Carpet. Door to:

Bedroom 2

13'3 x 8'11 (4.04m x 2.72m)

Double glazed window to rear, fitted wardrobes, radiator, power points. Carpet.

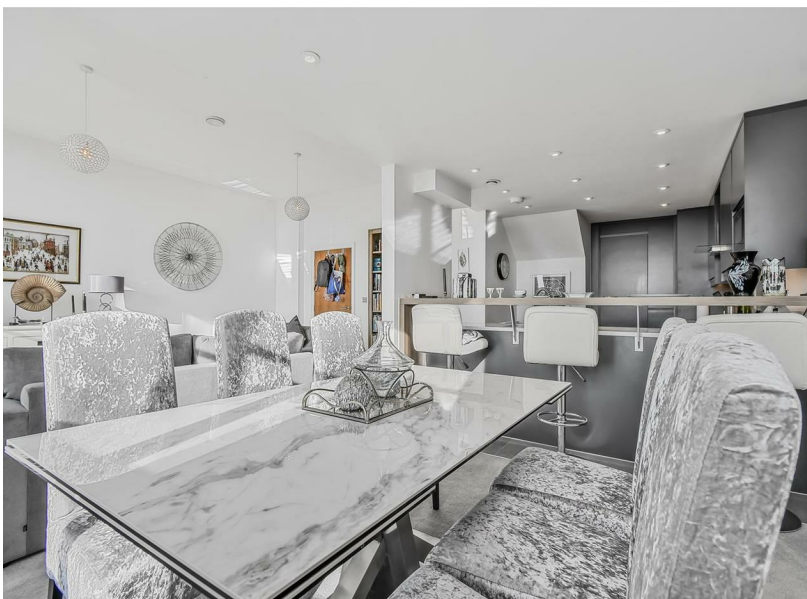
Bathroom

8'1 x 5'7 (2.46m x 1.70m)

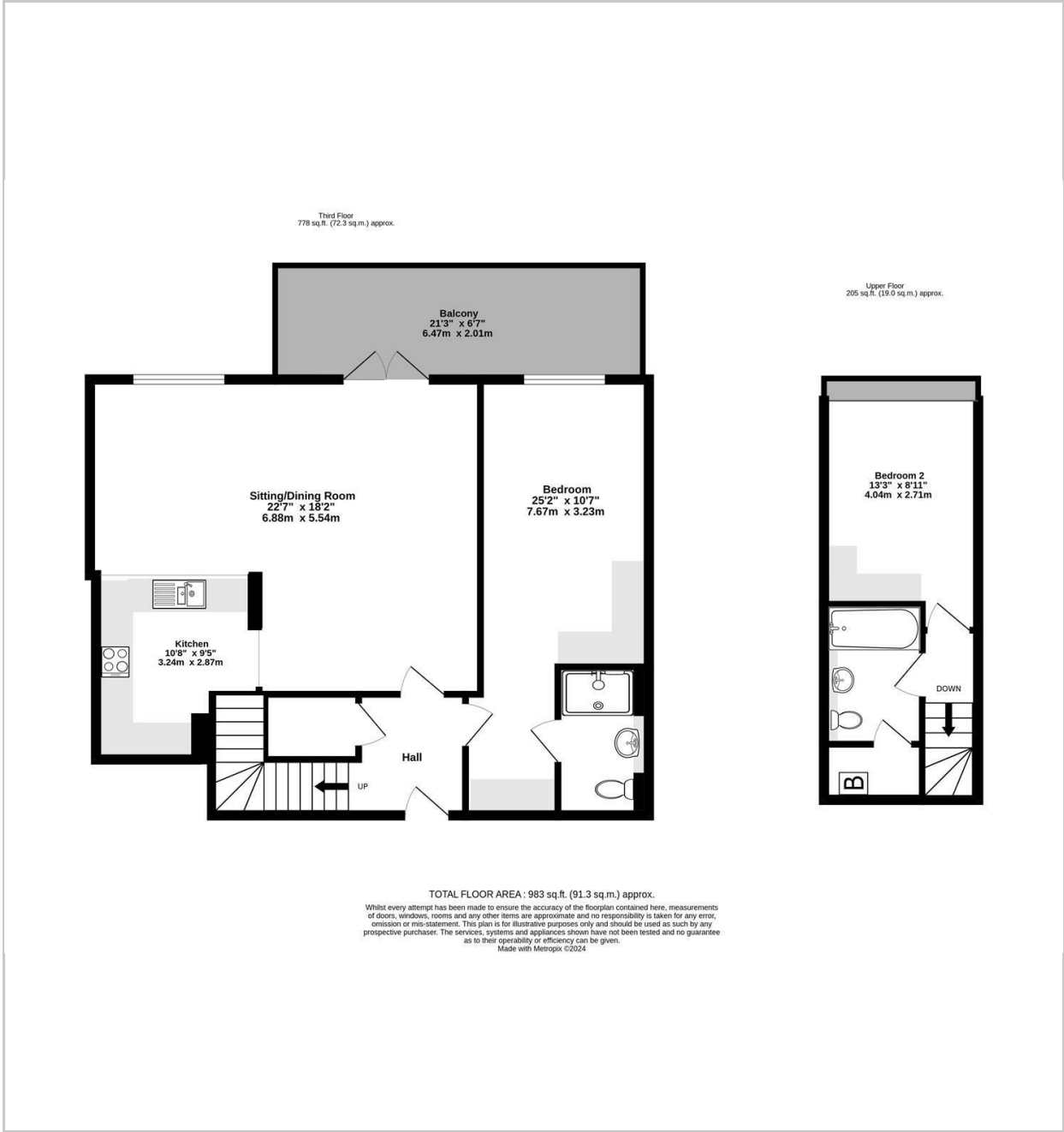
Bath with mixer tap and shower over, wash hand basin, low level WC, large storage cupboard housing boiler, towel rail/radiator, tiled walls, extractor fan. Tiled flooring.

Outside

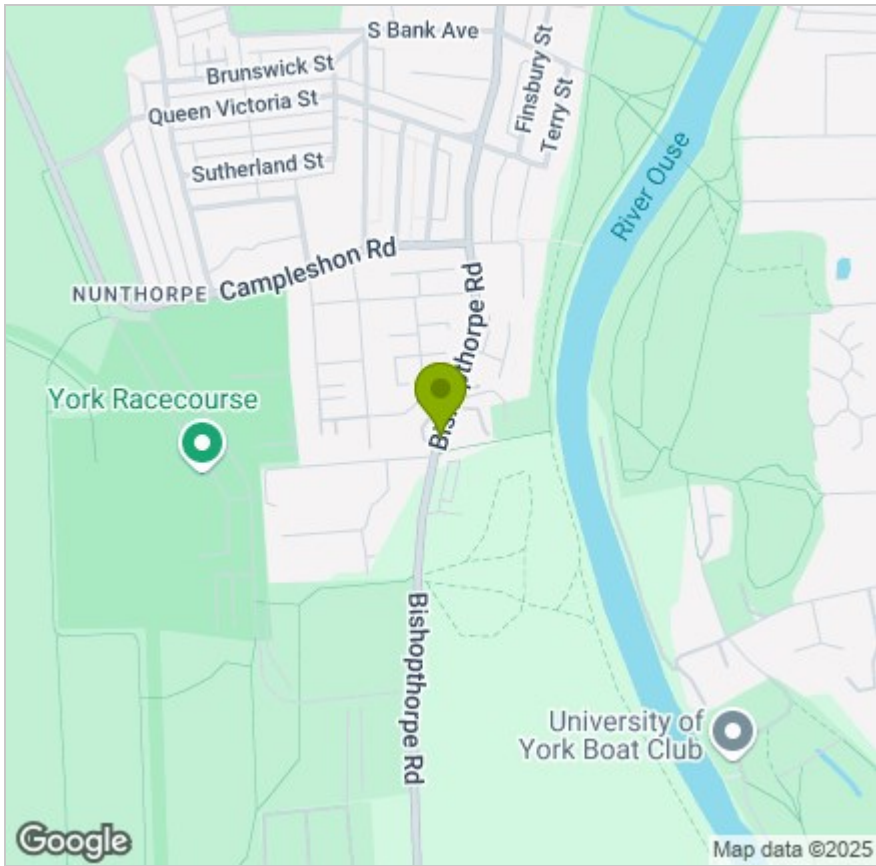
Designated car parking spaces, additional visitor spaces, bin store, bicycle storage and parkland nearby. Lease/service charges to be advised.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	

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