



THE OLD HOTEL

CLIFTON GREEN • YORK



THE OLD HOTEL

The Old Hotel is the redevelopment of nine luxury apartments sitting on the south west corner of Clifton Green. With views out over the green and great accessibility to amenities on its doorstep and the delights of York City centre only a short walk away, the development offers a little bit for everyone.





The development is a collection of nine luxury apartments close in the popular Clifton Green area of York.

The Old Hotel, Clifton Green, York, YO30 6LH
York City Centre 3/4 mile York Railway Station 1 mile
(all distances approximate).





THE OLD HOTEL

SPECIFICATION

English Rose Kitchen

- Part of Omega plc - manufactured in Britain.
- Quartz worksurfaces – complete splashback in 3 and 4 bed units and in the 1 and 2 bed units there is an upstand with a full splashback behind the cooker area.
- High performance AEG appliances - single oven, combination oven, frost-free fridge freezer, dishwasher, wine cooler and washer/dryer
- 1810 brassware
- 1810 undermount sinks
- LVT flooring compatible with under floor heating

Bathrooms

- V&B, Matki and Keuco, with Hans Grohe showers etc
- Quality sanitaryware with concealed or wall to back cisterns
- All showers have hand-held as well as overhead shower system
- All baths have shower over and/or hand-held shower option
- Frameless glass shower enclosures
- Heated programmable towel rails
- 60 x 60 tiles on the floor and wet areas.
- Extraction system
- Heated Villeroy & Boch wall mirrors



Utility Room

- This varies flat by flat – there are some utility cupboards, some have a washer/dryer combi, some are just storage and/or house the manifolds for UFH

Interiors

- 'Vancouver' style private front door finished in high-gloss
- Bifold doors to garden in certain apartments
- 'Vancouver' style internal doors
- Karcher door furniture black nickel with high-security German key system.
- Under floor heating (UFH) throughout. Only exceptions are public corridors and all stairs/landings.
- 170mm square grooved skirting and architrave to match
- Coving throughout S profile painted Matt Brilliant White
- Skirtings, architraves and windowsills painted in Dulux Extra White
- Fully decorated paint finish in Dulux Extra White throughout to smooth plastered walls



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- Grey carpets, with a grey stripe on stairs and minimum of 10ml underlay
- Brushed stainless steel light switches and socket plates
- Daylight (4000k) white dimmable LED downlights
- Multi-use rooms have separate lighting circuits for different areas, such as kitchen diners.

Technology and Security

- Programmable heating system
- LED daylight downlighters to all rooms
- Pre-wired TV point to all living rooms and bedrooms
- Conveniently located sockets
- Ultra Fast Virgin Fibre Broadband to each unit, with data cables hardwired into principle rooms for Smart TV's etc.
- Infrastructure for electric car charging points at all car parking spaces.
- Electric gates to the main parking area

External Areas

- Boutique hotel design with feature signage, luxurious carpets and fully decorated paint finish throughout to coving and plastered walls. The apartment entrance doors, frames and skirtings are painted eggshell.



- Gravel and deck garden areas with contemporary fencing for privacy, low level LED lighting and wall lighting with planting.
- Outside socket and water tap.
- Secure bike store in carpark for up to 14 bikes.
- Allocated refuse storage area in the main car park
- Ample exterior lighting

Parking

All units have one parking space with the exception of the four-bed apartment 9 which has two and the one bed apartment 2 which does not have a designated parking space.

Environs

The historic City of York needs no introduction.

Surrounded by medieval city walls with a magnificent Gothic cathedral and twelfth century Norman castle, this city takes centre stage in the annals of British history. It is also a thriving modern metropolis with a flourishing café culture, restaurants, bars, world class galleries, theatres and museums. Moreover the city enjoys superb road links and rail connections.

The Old Hotel, as mentioned, sits in an enviable position on the south west corner of the highly picturesque Clifton Green. There is a selection of local amenities from shops, cafes, butchers and pubs which are all just a short walk away. The walk to the city centre and all that it has to offer is a little further but can be enjoyed either by the river or down the historic street of Bootham. There are two highly regarded private schools in the vicinity, St Peters School and Bootham School

An exceptional road and national rail network makes York a popular location for businesses and home owners alike with London, Manchester, Edinburgh and Leeds all highly accessible and the superb London-to-York service providing access to the UK capital in under two hours.

Leeds Bradford and Manchester international airports serve the city.





Ground Floor

Apartment 1

- Living Room: 5.80 x 4.57 (19'0" x 15'0")
- Dining Area: 5.27 x 3.64 (17'3" x 11'11")
- Kitchen
- Sky
- Bedroom 2: 5.37 x 2.63 (17'7" x 8'8")

Apartment 2

- Living Room: 4.00 x 2.44 (13'1" x 8'0")
- Kitchen
- Sky
- Bedroom 1: 3.85 x 2.48 (12'8" x 8'2")

Apartment 3

- Living Room: 6.03 x 5.99 (19'9" x 19'8") (Maximum)
- Kitchen
- Dining Room
- Bedroom 2: 3.90 x 3.70 (12'9" x 12'0")
- Bedroom 1: 4.80 x 3.40 (15'1" x 11'2")

Apartment 4

- Living Room: 4.88 x 4.37 (16'0" x 14'4")
- Kitchen
- Bedroom 1: 3.84 x 3.00 (12'7" x 9'10")
- Bedroom 2: 4.60 x 3.40 (15'1" x 11'2")

Apartment 5

- Living Room: 3.79 x 2.69 (12'4" x 8'10")
- Kitchen/Dining Room: 4.00 x 3.90 (13'1" x 12'10")
- Bedroom: 4.23 x 2.63 (13'11" x 8'8")

Common Areas

- Corridor
- Lobby
- Cloaks
- Hall

Third Floor

Apartment 9

Bedroom 3
4.39 x 3.73
14'5" x 12'3"

Bedroom 4
3.98 x 3.92
13'1" x 12'10"

Apartment 7

Bedroom 1
4.04 x 3.80
13'3" x 12'6"

Bedroom 2
3.80 x 2.38
12'6" x 7'10"
(Maximum)

Second Floor

Apartment 9

Bedroom 2
4.20 x 3.32
13'9" x 10'11"

Bedroom 1
5.50 x 4.12
18'1" x 13'6"
(Maximum)

Living Area
7.90 x 4.20
25'11" x 13'9"
(Maximum)

Dining Area

Kitchen

Utility

Lobby

Boiler

Apartment 6

Bedroom 1
3.81 x 2.89
12'6" x 9'6"

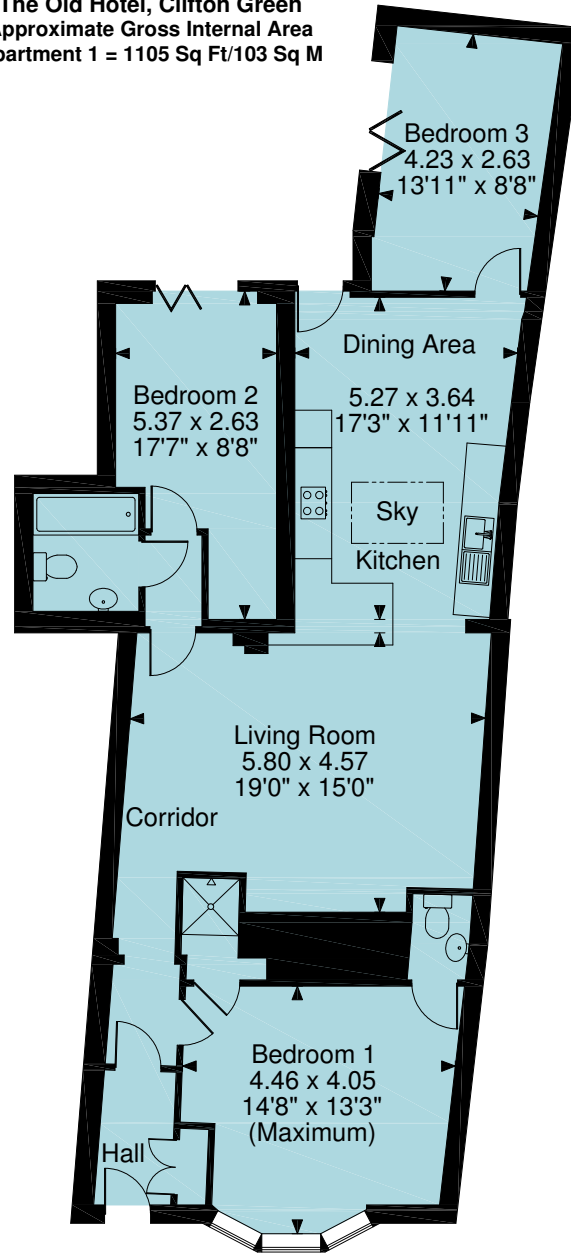
Bedroom 2
3.61 x 3.00
11'10" x 9'10"

Walk in Wardrobe



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The Old Hotel, Clifton Green
Approximate Gross Internal Area
Apartment 1 = 1105 Sq Ft/103 Sq M

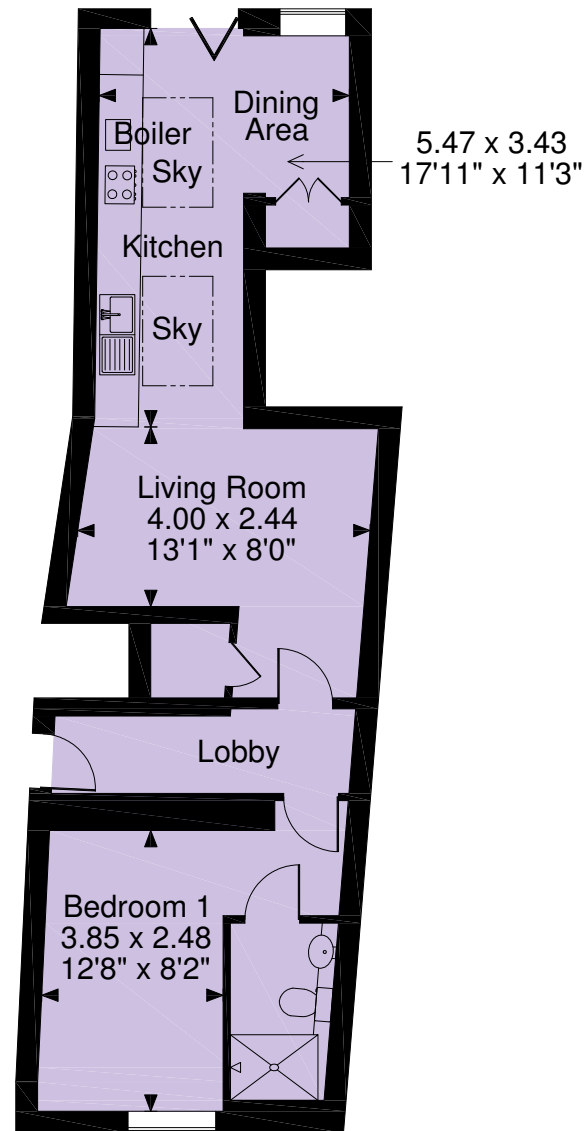


Ground Floor Apartment 1



THE OLD HOTEL

The Old Hotel, Clifton Green
Approximate Gross Internal Area
Apartment 2 = 546 Sq Ft/51 Sq M

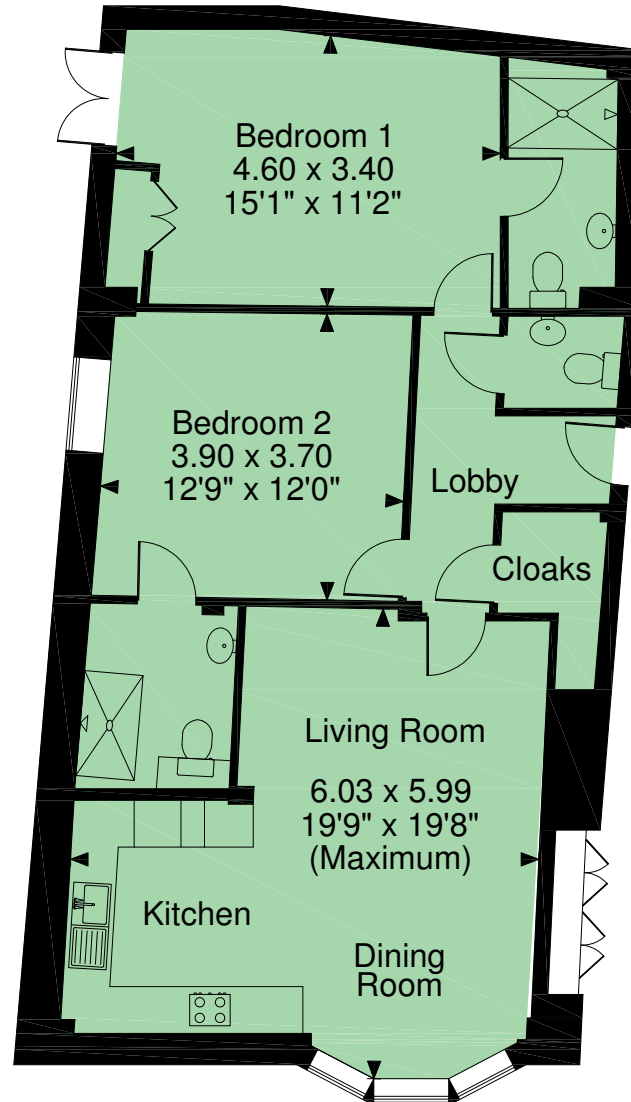


Apartment 2
Ground Floor



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The Old Hotel, Clifton Green
Approximate Gross Internal Area
Apartment 3 = 868 Sq Ft/81 Sq M
Quoted Area Excludes 'External C/B'



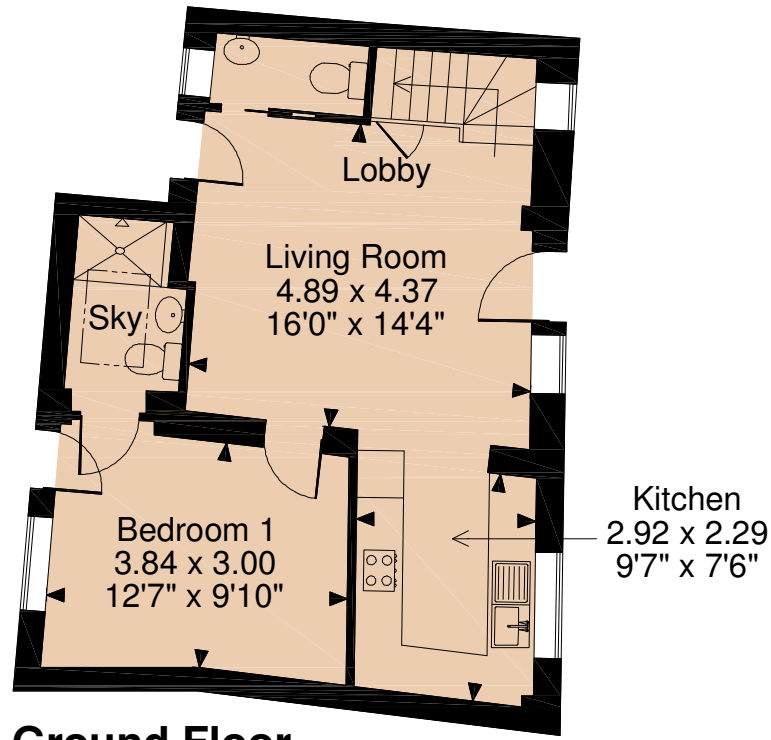
Ground Floor

Apartment 3



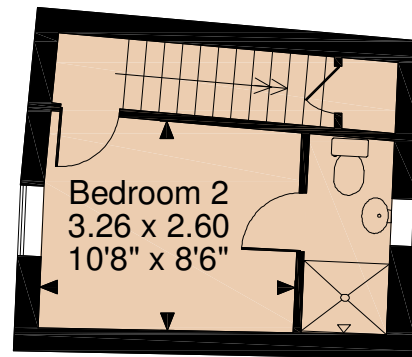
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The Old Hotel, Clifton Green
Approximate Gross Internal Area
Apartment 4 = 647 Sq Ft/60 Sq M



Ground Floor

Apartment 4



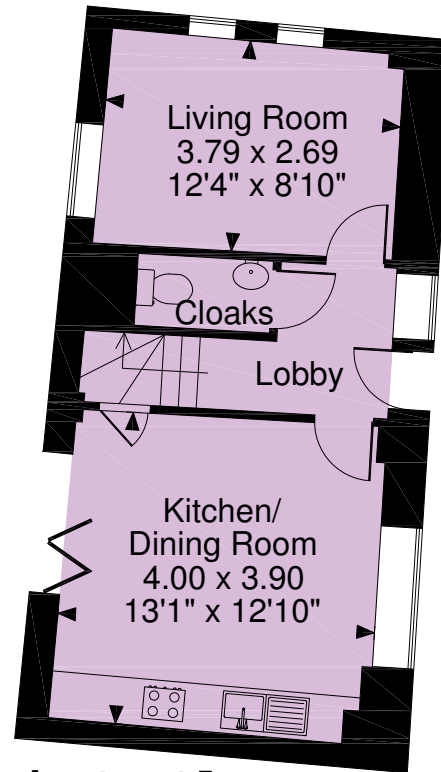
First Floor

Apartment 4

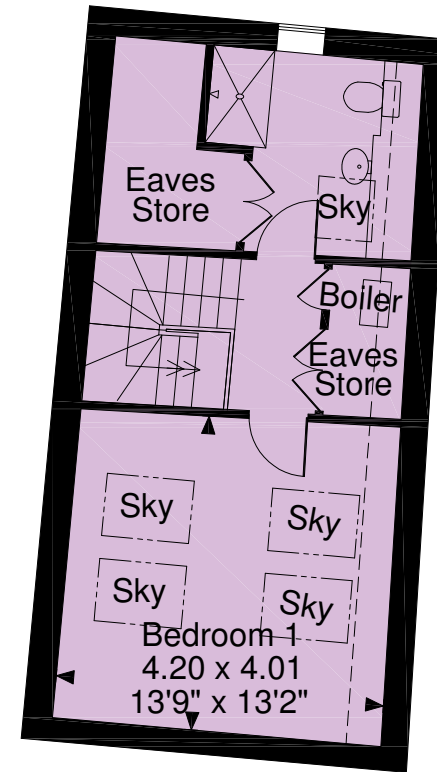


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The Old Hotel, Clifton Green
Approximate Gross Internal Area
Apartment 5 = 596 Sq Ft/55 Sq M



Apartment 5
Ground Floor

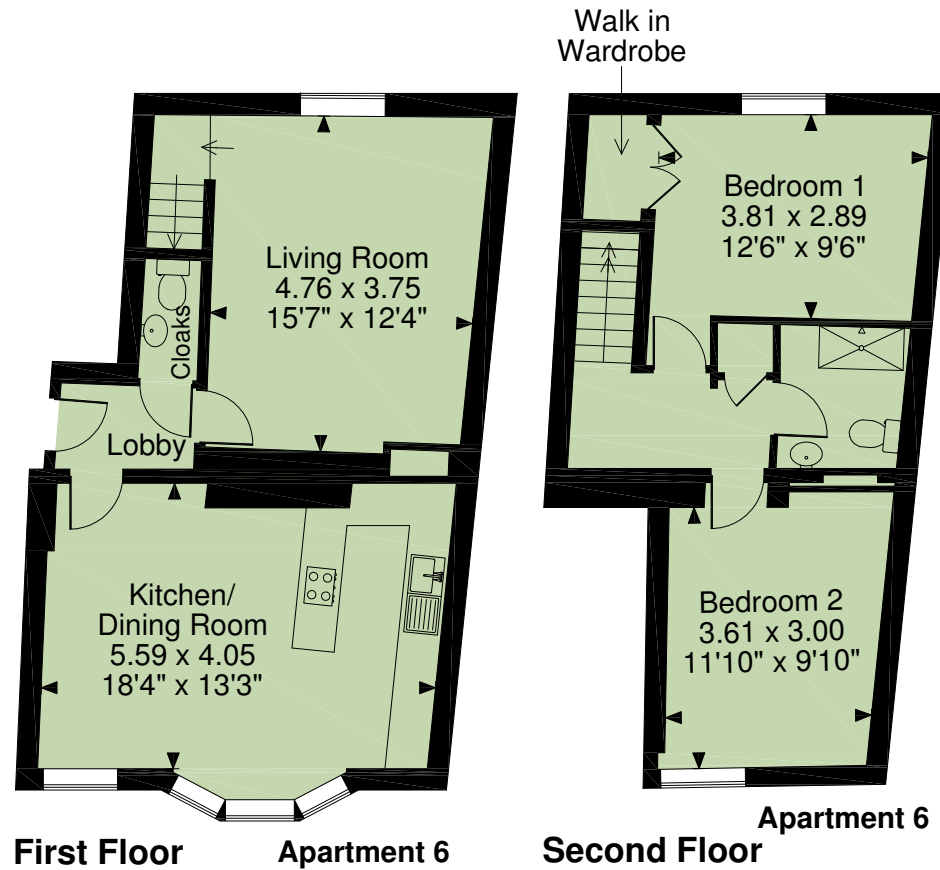


Apartment 5
First Floor



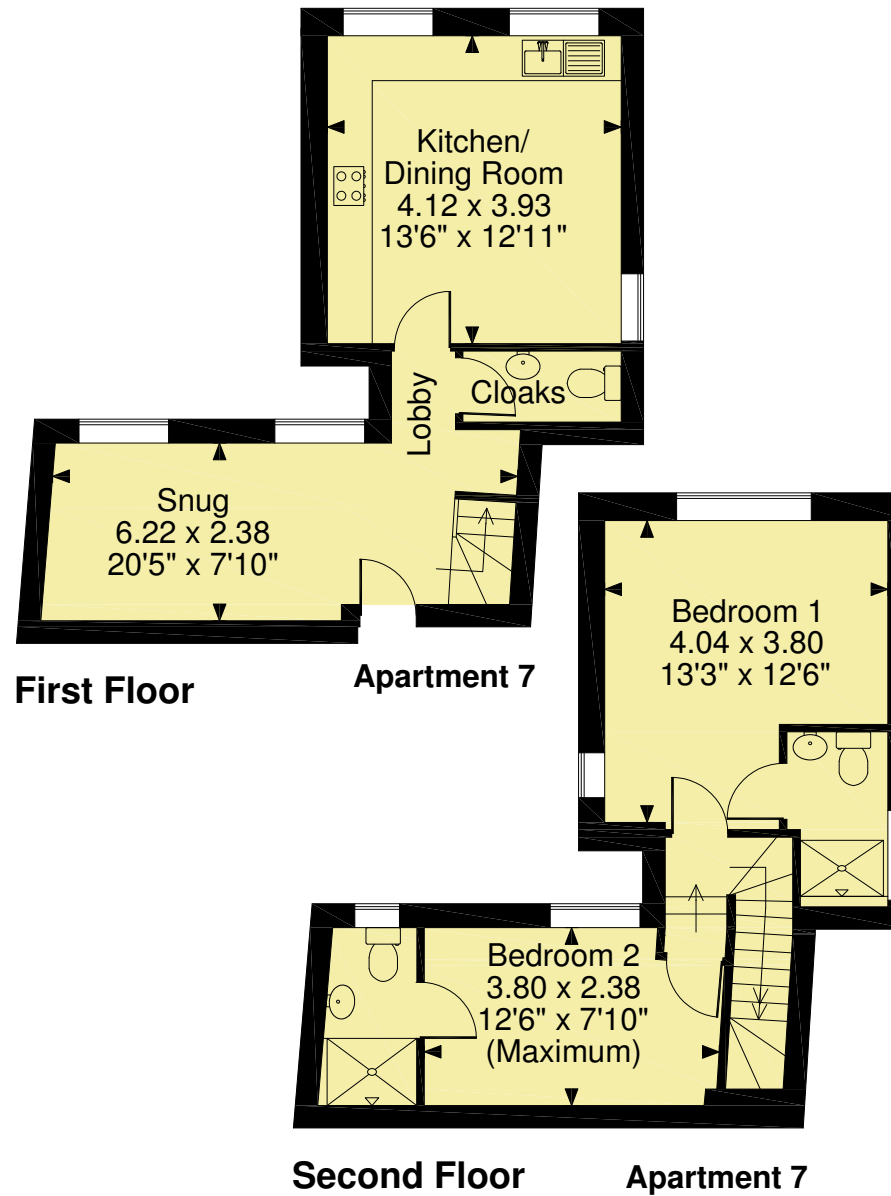
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The Old Hotel, Clifton Green
Approximate Gross Internal Area
Apartment 6 = 920 Sq Ft/86 Sq M





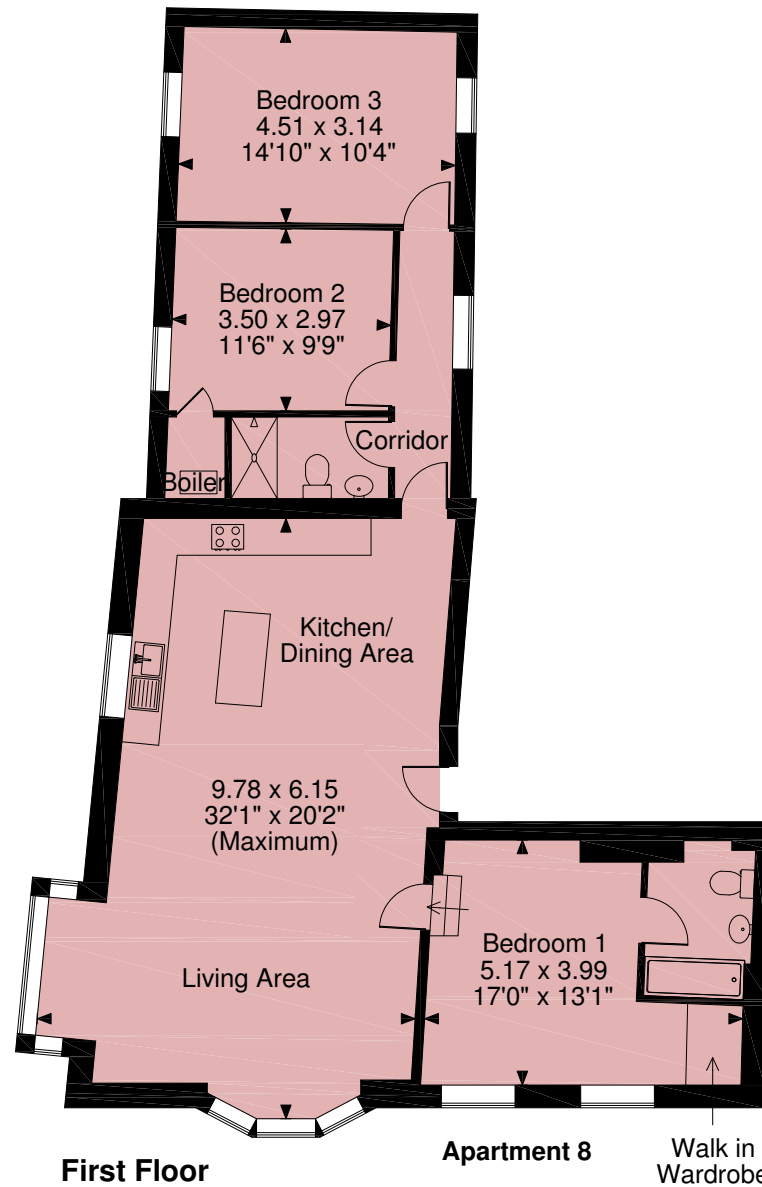
The Old Hotel, Clifton Green
Approximate Gross Internal Area
Apartment 7 = 720 Sq Ft/67 Sq M



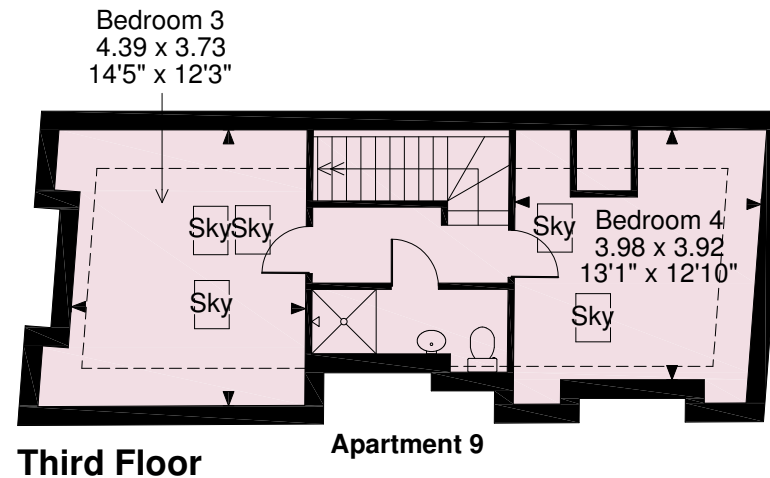
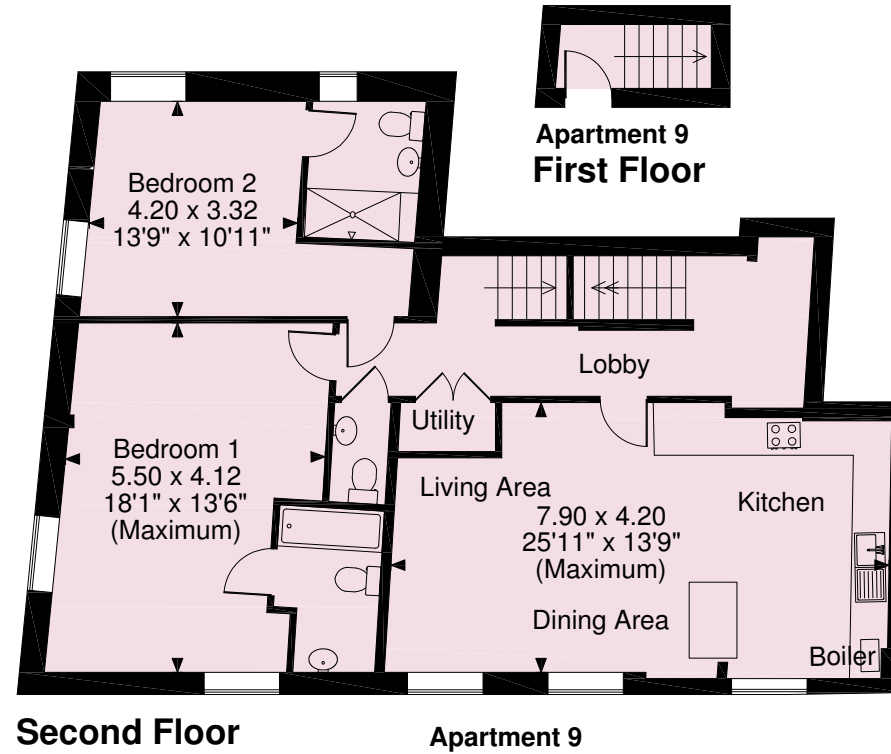


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The Old Hotel, Clifton Green
Approximate Gross Internal Area
Apartment 8 = 1144 Sq Ft/106 Sq M



The Old Hotel, Clifton Green
Approximate Gross Internal Area
Apartment 9 = 1388 Sq Ft/129 Sq M





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