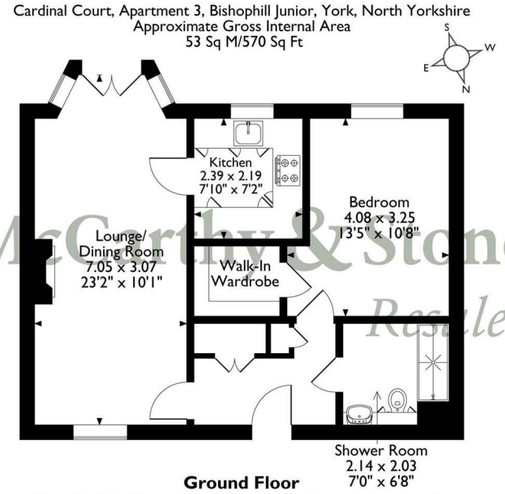
Excellent

Trustpilot

McCarthy & Stone
Resales.

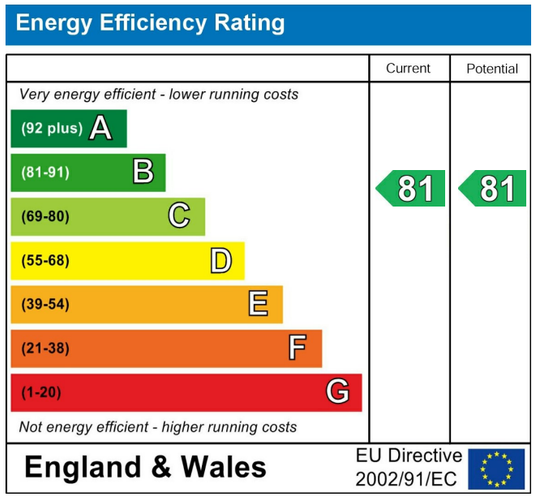
Cardinal Court, Apartment 3, Bishophill Junior, York, North Yorkshire
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8700716/DST.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







3 Cardinal Court

Bishophill Junior, York, YO1 6ES

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 3 Cardinal Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground floor apartment
- South facing
- Ready to move into no onward chain
- Pet friendly
- Landscape Gardens + Rooftop Terrace
- City centre location - York on your doorstep
- House Manager
- Guest Suite for visiting family & friends
- 24 hour emergency Careline for peace-of-mind
- Part Exchange available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Cardinal Court, York

1 | 1 | Asking price £265,000

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary
Cardinal Court sits within York's historic city walls, just a short walk from local amenities. Residents benefit from a panoramic rooftop terrace, social lounge, landscaped gardens, guest suite, lift access and electric vehicle charging. For added peace of mind, the development also offers a House Manager, camera entry system and 24-hour emergency call facility.

Local area
York is a historic and compact cathedral city, easily explored on foot. It offers year-round festivals, museums, galleries, theatres, shops, restaurants and traditional pubs. Highlights include York Minster, the JORVIK Viking Centre, The Shambles and the nearby Everyman Cinema, while Micklegate provides a great choice of dining and entertainment.

Hallway
Front door with spy hole opens into a spacious entrance hall with two storage cupboards, illuminated light switches, smoke detector, intercom entry system and 24-hour emergency pull cord. Doors lead to the lounge, bedrooms and shower room.

Lounge
A spacious, south-facing ground-floor lounge with a window and double doors opening onto a Juliette balcony, offering wonderful views of York's historic City Walls. The room is bright and airy, with ample space for dining, fitted carpet, TV and telephone points, two ceiling lights and raised electrical sockets. A partially glazed door leads into the kitchen.

Kitchen
Modern fitted kitchen with ample units, roll-top work surfaces and a stainless-steel sink beneath a double-glazed window. Integrated appliances include an oven, ceramic hob, extractor hood, fridge and freezer, with under-unit lighting.

Bedroom
Double bedroom with superb views. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.

Shower room
Fitted with modern suite comprising of a shower cubicle with glass screen, low level WC, vanity unit with sink and mirror above, heated towel rail and emergency pull cord for assistance.

Service Charge (RL)
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £2,680.69 for the financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
999 years from Jan 2018
Ground rent: £425
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













