



The Clock Tower Bishopthorpe Road
York, YO23 1DE
Guide Price £450,000

A quality two bedroom, two bathroom apartment within this iconic York building complete with two designated parking spaces and easy access to popular nearby amenities. This eye catching home is sure to appeal to a range of buyers looking for a full time address or an additional second property with benefits including uPVC double glazing, gas central heating, period features and lift to all floors. Accessed via a grand communal foyer, internally the property comprises entrance hall, large open plan living/dining room with dual aspect, fitted kitchen with integral appliances and quartz worktops, master bedroom featuring bespoke three piece ensuite shower room and fitted wardrobes, second double bedroom and a three piece bathroom. The property resides adjacent to The Residence and therefore nearby parks, riverside walks and York Racecourse. The two parking spaces are within eyesight of the property. An internal viewing is strongly recommended, please call Churchills Estate Agents today.



Entrance Hallway

Entrance door, double panelled radiator, carpets, power points, utility/storage cupboard

Lounge/Dining Room

20'10 x 17'5 (6.35m x 5.31m)

Double glazed windows to front and side, two double panelled radiators, carpet, television points, power points



Kitchen

11'1 x 8'10 (3.38m x 2.69m)

Fitted wall and base units with with countertop, Quartz worktop with breakfast bar, one and a half stainless steel sink with mixer tap and draining board, built in gas hob and electric oven, integral dishwasher and fridge freezer, recessed spotlights, tiled flooring





Master Bedroom

16'3 x 11 (4.95m x 3.35m)

Double glazed window to rear, fitted wardrobes, radiator, carpet, power points, through to

En-suite Shower Room

9'7 x 5'7 (2.92m x 1.70m)

Large walk-in shower enclosure, part-tiled walls, wash hand basin, low level w.c., tiled flooring, extractor fan, towel radiator, recessed spotlights

Bedroom

14'9 x 10'5 (4.50m x 3.18m)

Double glazed window to side, radiator, power points, carpet

House Bathroom

Panelled bath with mixer tap, part-tiled walls, wash hand basin, low level w.c., tiled flooring, extractor fan, towel radiator, recessed spotlights

Externally

Designated parking spaces, bin/bike store

Lease and service charges to be advised

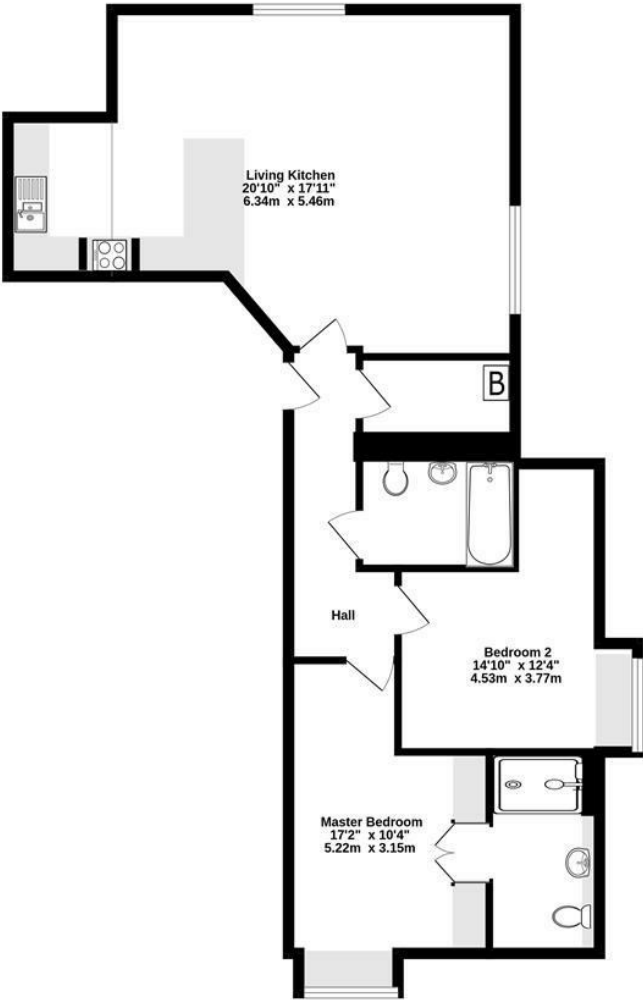
Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



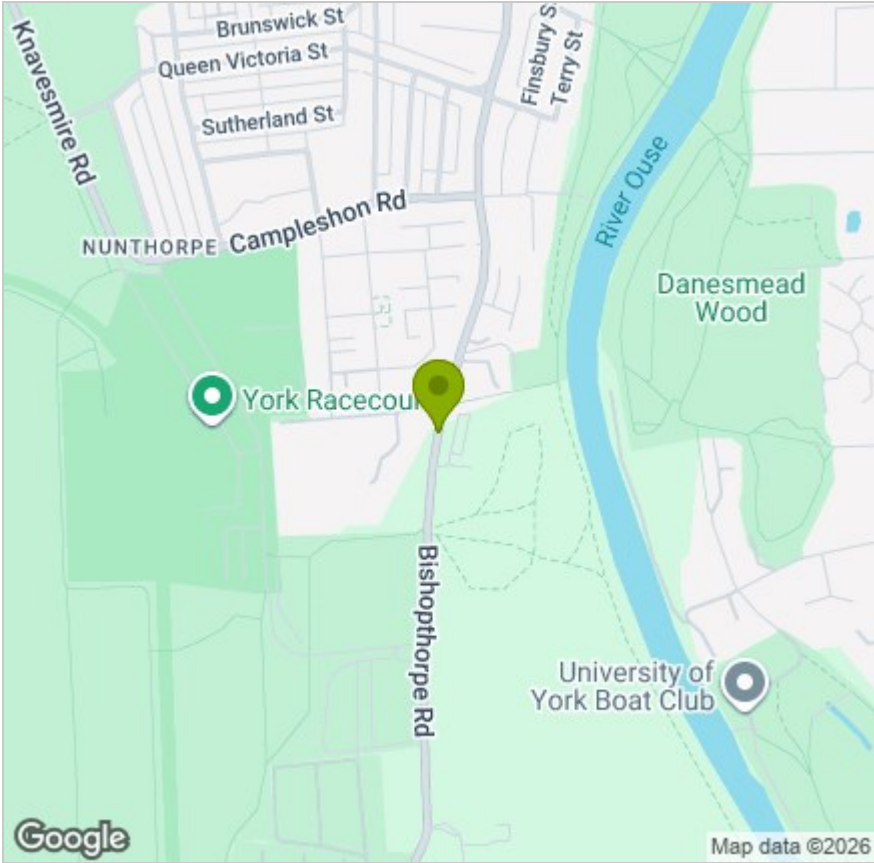
FLOOR PLAN

Second Floor
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

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