



HUDSON
MOODY

43 Carousel House Joseph Terry Grove, York YO23
1FJ

A truly stunning PENTHOUSE APARTMENT situated within an exclusive development, just off Bishopthorpe Road and next to the race course. Immaculately presented throughout, the property has two allocated parking spaces and a large wrap around decked terrace, providing ample outdoor space and the most amazing panoramic views over York and the Minster.

- **Immaculate Penthouse Apartment**
- **Impressive Open Plan Living Area**
- **Wrap Around Decked Terrace, Circa 2.5 Meters Deep**
- **Master Suite with Shower Room and Dressing Area**
- **Second Double Bedroom**
- **Local Facilities on Bishopthorpe Road**
- **Enviably Location with Panoramic Views over City**
- **Two Designated Parking Spaces**

Guide Price £625,000

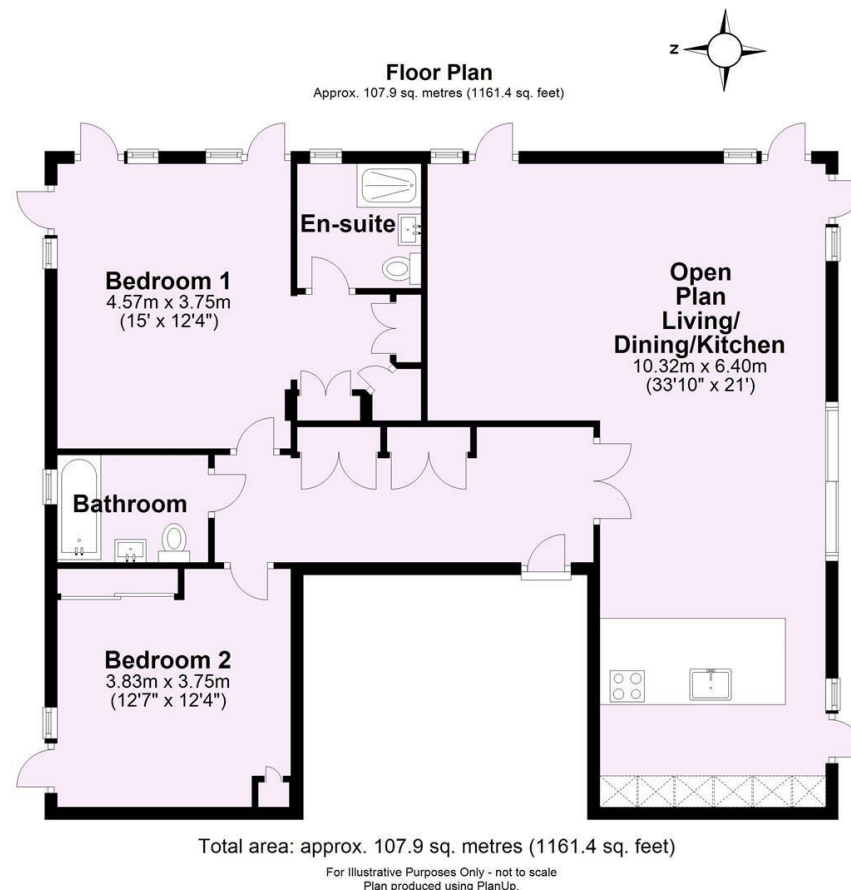
Tenure: Leasehold

Council Tax Band: F

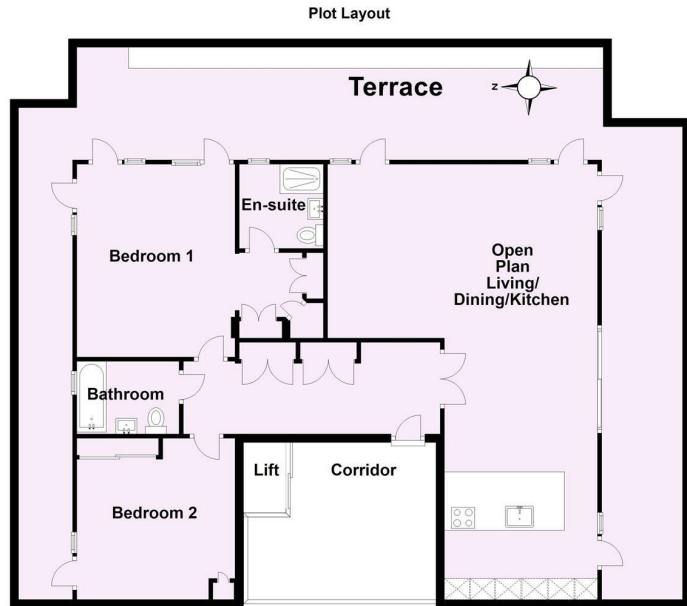
Lease Length: 995 years remaining

Service charge for 2022-2023: £1,762.83

Ground Rent: £569.00 pa. Reviewed first in 2030, then every 15 years after in line with RPI



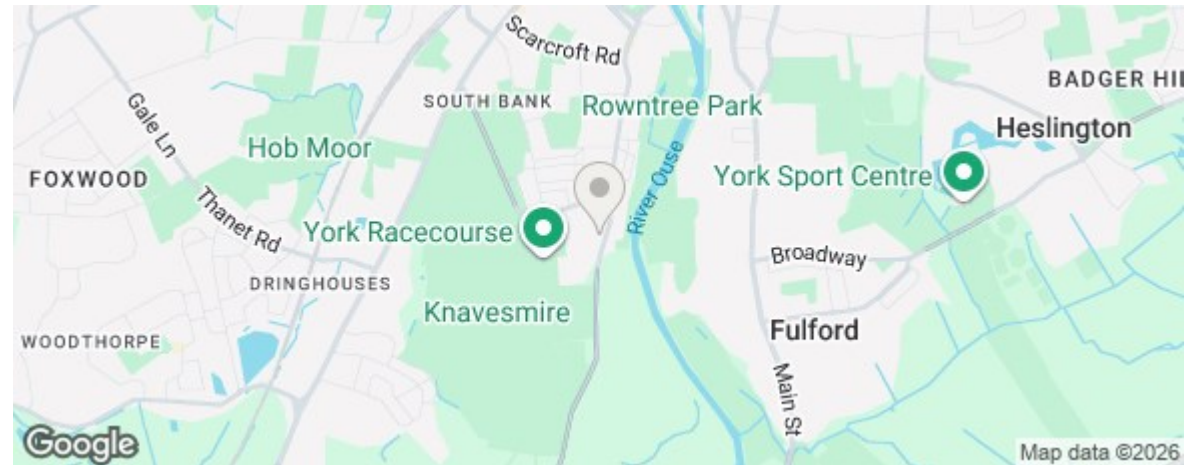




For illustrative Purposes Only - not to scale
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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