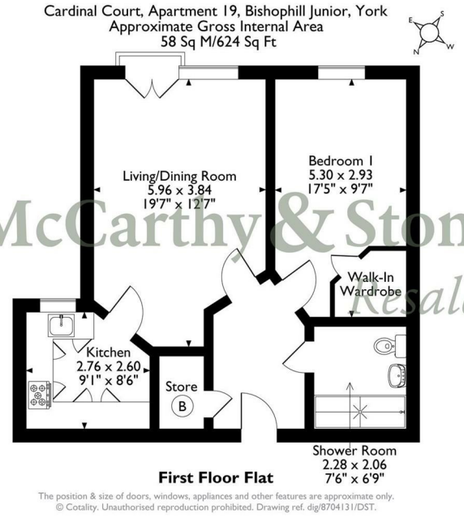
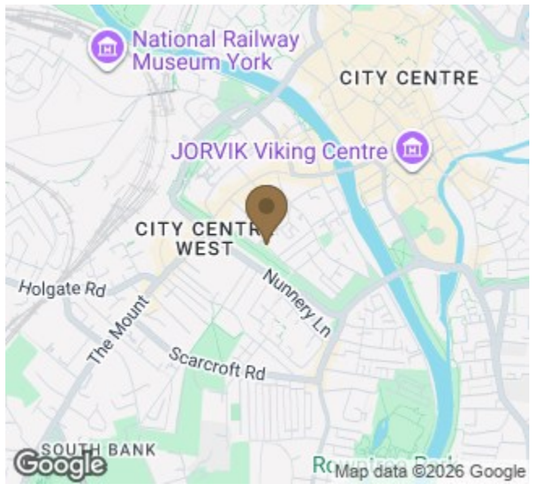
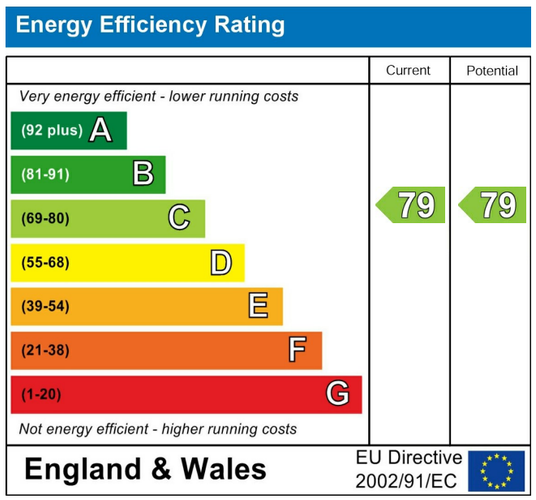
Excellent

Trustpilot

McCarthy & Stone
Resales.













19 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 19 Cardinal Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £200,000
Leasehold

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

Why you'll love living here:

- Spacious one-bedroom first-floor apartment
- South-east aspect with views over landscaped gardens
- Juliet balcony overlooking communal grounds
- Modern fitted kitchen with integrated appliances
- Generous double bedroom with walk-in wardrobe
- Contemporary shower room with heated towel rail
- Separate utility room with washer/dryer
- Rooftop terrace with panoramic views across York
- Communal lounge, landscaped gardens and guest suite
- 24-hour emergency call system and dedicated House Manager

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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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

19 Cardinal Court, York

1 | 1 | Asking price £200,000

Development Overview
Cardinal Court is a stunning McCarthy Stone Retirement Living development situated within the historic city walls of York, offering an exceptional location for those looking to enjoy an independent and active retirement.

The development boasts an impressive rooftop terrace with panoramic views across the city, beautifully landscaped gardens and a welcoming communal lounge with floor-to-ceiling windows. Residents can also enjoy the convenience of a guest suite for visiting family and friends, lift access throughout and a dedicated electric vehicle charging point.

For added peace of mind, Cardinal Court benefits from a dedicated House Manager during the working week, a 24-hour emergency call system and a secure camera entry system.

Ideally positioned to enjoy everything York has to offer, the development is within a 5–10 minute walk of local amenities, including a Sainsbury's Local, Post Office, shops, restaurants and cafés. The nearby Micklegate area offers an excellent selection of places to eat and drink, while York railway station and excellent public transport links make travelling further afield easy.

York's rich history, beautiful architecture and vibrant cultural scene are right on the doorstep. From the magnificent York Minster and famous Shambles to its museums, theatres, independent shops and picturesque riverside walks, there is always something to explore. The Everyman Cinema on Blossom Street is also just a short stroll away.

Combining modern retirement living with an enviable city-centre location, Cardinal Court offers the perfect opportunity to enjoy everything this wonderful historic city has to offer.

Apartment Overview
A beautifully presented one-bedroom first-floor apartment enjoying a south-east aspect and pleasant views over the landscaped communal gardens. The spacious lounge features double-opening doors to a Juliet balcony, an electric fire, TV and telephone points, and ample space for both living and dining. A partially glazed door leads to the modern fitted kitchen, complete with a range of wall and base units, integrated fridge and freezer, built-in oven, ceramic hob, extractor hood and under-cabinet lighting.

The generous double bedroom also enjoys garden views and benefits from a walk-in wardrobe with fitted shelving and hanging rails, TV and telephone points, and fitted carpets. The contemporary shower room features a shower cubicle with glass screen, vanity unit with wash basin, WC, heated towel rail and emergency assistance pull cord.

The welcoming entrance hall provides access to a separate utility room housing a washer/dryer and hot water tank, along with an additional storage cupboard. Further benefits include illuminated light switches, raised power sockets, smoke detector, secure camera entry system with intercom and a 24-hour emergency call system for added peace of mind.

Landscaped Gardens
Cardinal Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

Roof Terrace
Cardinal Court boasts a stunning roof terrace with ample contemporary seating, overlooking York's historic city centre and surrounding skyline. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:
"Our social calendar is busier than ever, with something for all tastes and abilities."
"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."
"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

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

Service Charge
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.

Service Charge: £2,680.69 per annum (up to financial year end 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
Ground rent review: January 2033.
It is a condition of purchase that all residents must meet the age requirements of 60 years.

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.













