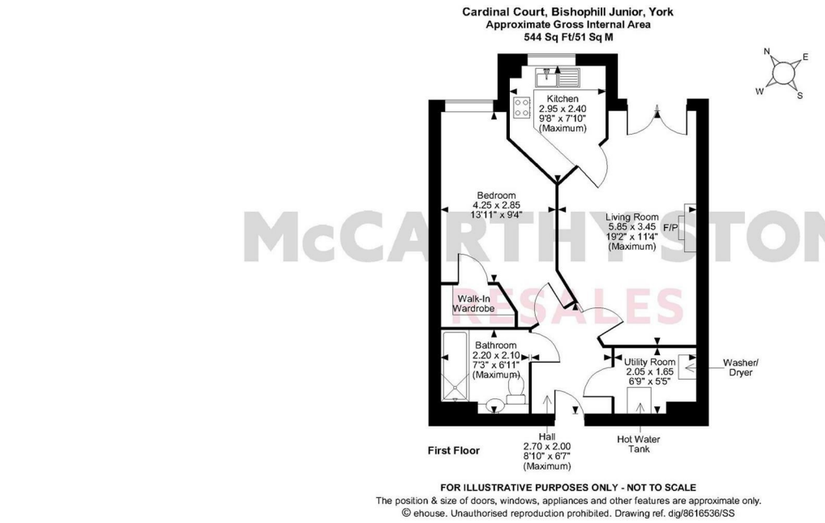
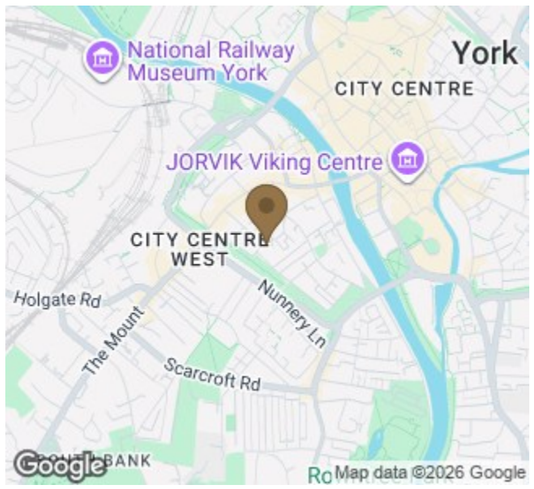
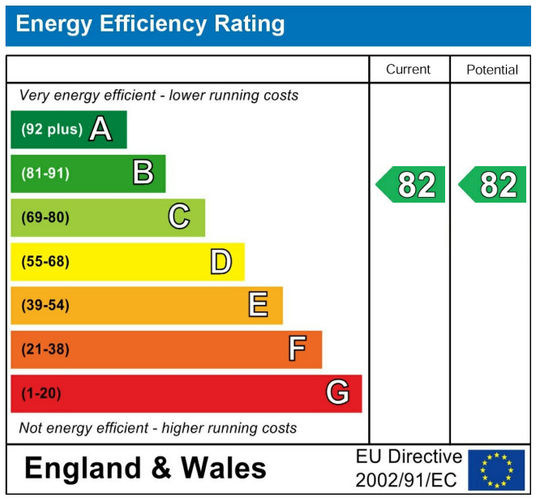
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







10 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 10 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:

- One bedroom first floor apartment
- Communal Roof terrace with amazing views
- City centre location- York on your doorstep
- 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
- Viewing highly recommended

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

10 Cardinal Court, York

1 | 1 | Asking price £265,000

Summary

Cardinal Court is located within the historic city walls of York and boasts a panoramic rooftop terrace with views over the whole city. Local amenities are within a 5-10 minute walk from your front door, including a Sainsbury's Local and Post Office with close proximity to a railway station and public transport links.

Fully equipped and finished to a high standard, your privately-owned apartment is the perfect base for you to enjoy an independent and active retirement. The development features excellent security systems including 24-hour emergency call facility, a dedicated House Manager during the week and a camera entry system which are sure to offer peace of mind. Furthermore, there is lift access throughout, so it's easy for residents to get around.

Residents can relax and catch up with friends in the social lounge which has a fabulous floor to ceiling window looking onto the landscaped gardens and also use the large rooftop terrace. The guest suite is a perfect hotel style room ideal for visitors. There is also a dedicated charging point for electric vehicles.

Local area

York is an ancient Cathedral City dating back to Roman times and today is one of the most visited cities in the UK, after London and Manchester. While it's a popular tourist destination, the city itself is compact making it easy to explore all York has to offer on foot. York is known for its festivals, and indeed there are plenty of cultural events throughout the year, covering everything from history and music, to sport and food.

The major attractions in this pretty city are the York Minster, the largest Gothic cathedral in Northern Europe, the JORVIK Viking Centre where you can see a recreation of life in Viking England, and the York Dungeon, famous for its bloody and gory history. However, if you prefer something a little milder, there are plenty of charming pubs around where you can enjoy a quiet drink! However, if the Dungeon didn't scare you enough, you can try a ghost tour walk which is actually a great way to see the city, even if you don't spot any spooky friends.

The City boasts a wide range of museums, a newly refurbished Art Gallery and numerous theatres, music and entertainment venues both large and intimate. As you'd expect, York is also full of shops, restaurants and pubs. The closest dining area to the McCarthy & Stone development is the adjacent Micklegate where you'll find drinking holes and restaurants to cater to all tastes.

The newly refurbished Everyman Cinema on Blossom Street is a 10 minute stroll away. The best shopping is around The Shambles, an area just across the River Ouse. It's the narrowest street in all of York and where you'll find everything from high street fashion to little knick-knacks and souvenirs.

Hallway

Front door with spy hole leads to the entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a utility room housing a washer/dryer and hot water tank. Additional storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedroom and bathroom.

Lounge

A spacious lounge with double opening doors to Juliet balcony with aspect over the well maintained communal grounds. Feature fireplace with electric fire. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Double bedroom with aspect over communal gardens. 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

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
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

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.













