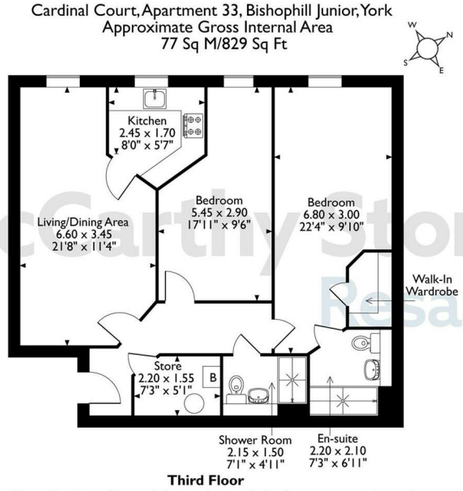
Excellent

Trustpilot

McCarthy & Stone
Resales.

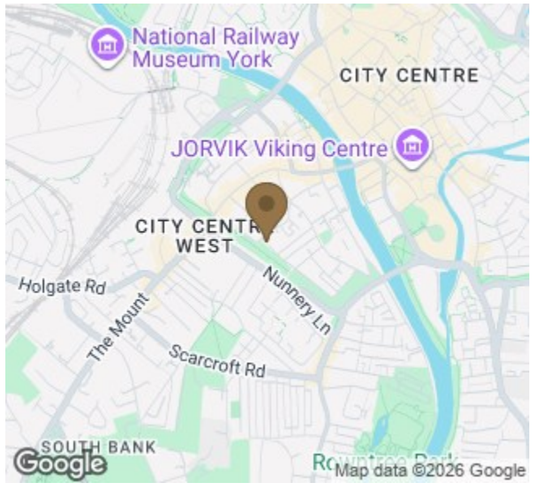


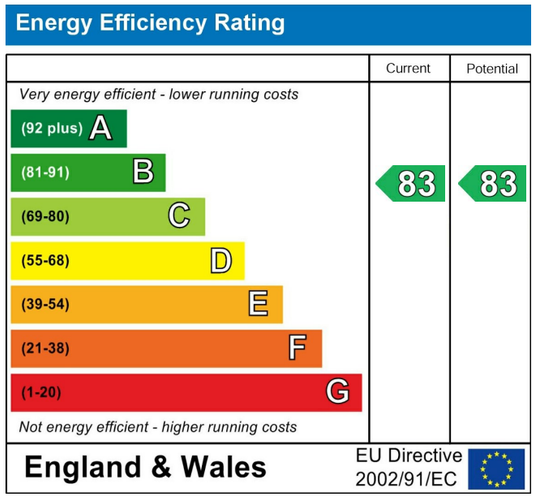
Cardinal Court, Apartment 33, Bishophill Junior, York
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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33 Cardinal Court

Bishophill Junior, York, YO1 6ES

2 | 2 | Council Tax Band: D

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

Offers over £375,000 Leasehold

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

Why you'll love living here:

- Spacious two-bedroom apartment
- Superb views towards York Minster
- Bright, dual-aspect lounge
- Modern kitchen with integrated appliances
- Master bedroom with walk-in wardrobe
- En-suite shower room
- Generous, versatile second bedroom
- Additional modern shower room
- Two useful storage cupboards
- 24-hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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.

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

The Property Ombudsman

33 Cardinal Court, York

2 | 2 | Offers over £375,000

Development Overview

Cardinal Court is a McCarthy Stone Retirement Living development situated within York's historic city walls, offering easy access to shops, restaurants, cafés and local attractions.

Residents benefit from a stunning rooftop terrace with panoramic city views, landscaped communal gardens, a welcoming homeowners' lounge and a guest suite for visitors. Additional facilities include lift access, a dedicated House Manager, 24-hour emergency call system, secure camera entry and electric vehicle charging.

Ideally located close to Micklegate, Cardinal Court is within walking distance of everyday amenities and York's historic attractions, offering modern, low-maintenance retirement living in the heart of the city.

Apartment Overview

A spacious entrance hall with two storage cupboards, secure entry intercom and 24-hour emergency call system.

Bright, dual-aspect lounge with three windows offering superb views towards York Minster, ample dining space and access to the separate kitchen.

Modern fitted kitchen with integrated oven, ceramic hob, extractor hood, fridge and freezer.

Generous master bedroom with attractive views and a separate walk-in wardrobe featuring fitted shelving and hanging rails.

En-suite shower room with walk-in shower, WC, vanity unit and heated towel rail.

Spacious second bedroom with attractive views, also suitable as a dining room or study.

Additional shower room with glazed shower enclosure, WC, vanity unit and heated towel rail.

Landscaped Gardens

One of the main social hubs of Cardinal Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Social Lifestyle

The Communal Lounge is at the heart of the community at Cardinal Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information

- Ultrafast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

Service Charge: £4,021.06 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.

Leasehold Information

999 years from 1st Jan 2018
Ground rent £495.00
Ground rent review: 1st Jan 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.













