



The Residence Bishopthorpe Road
York, YO23 1DQ
Guide Price £475,000

An exceptional two bedroom, two-bathroom apartment located within this prestigious and exclusive development on Bishopthorpe Road, with large south facing balcony giving magnificent views as well as quality fittings throughout. Located on the third floor, this this beautifully presented apartment provides bright and spacious living areas with high ceilings, double glazing and a versatile layout. The property also benefits from two dedicated parking spaces.

The building dates from the 1920s and, along with its iconic clock tower, once formed part of the celebrated Terrys confectionery factory. Its impressive buildings were converted in 2015 into a luxurious residential development. The attention to detail throughout the communal area and grand entrance hall is reflected by the pleasant concierge service and nearby amenities. Adjacent to the River Ouse and Knavesmire Racecourse the property is suitable for owner occupiers as well as premium investment. With residents parking and some wonderful local amenities this is an absolutely stunning apartment in a prime York location.

Internally the property comprises; entrance hallway, large open plan living/dining room through to a fitted kitchen with bespoke work tops and appliances, double doors to the south facing balcony, master bedroom with fitted wardrobes and three piece en-suite shower room, staircase to first floor with three piece house bathroom and utility cupboard and second double bedroom. To the outside are two allocated parking spaces, visitor parking and communal bin/bicycle storage. The property benefits from a concierge service as well as lift to all floors.

An accompanied viewing is strongly recommended.

Entrance Hallway

Entrance door, radiator, large storage cupboard, carpets, stairs to upper floor, power points

Sitting/Dining Room

22'3 x 19'6 (6.78m x 5.94m)
uPVC double doors and windows to balcony,
carpets, power points, television points, radiator

Dining Room

Window to rear, breakfast bar, double radiator,
carpets, power points





Kitchen

13'8 x 12'9 (4.17m x 3.89m)

Fitted wall and base units in a modern Shaker style with quartz work tops, one and a half stainless steel sink with mixer tap, built in double oven and hob, integrated fridge freezer, dishwasher, washing machine/dryer, double radiator, tiled flooring, power points

Master Bedroom

26'5 x 10'7 (8.05m x 3.23m)

Double glazed window to rear, double panelled radiator, carpets, fitted wardrobes, power points

En-suite Shower Room

Large walk-in shower cubicle, low level w.c., wash hand basin, towel radiator, tiled walls, tiled floors, recessed spotlights, extractor fan, storage cupboard, loft access

Upper Floor Landing

Carpeted floor, power points, door to

Bedroom 2

15'3 x 9'5 (4.65m x 2.87m)

Window to rear, open mezzanine, carpets, power points, radiator

Bathroom

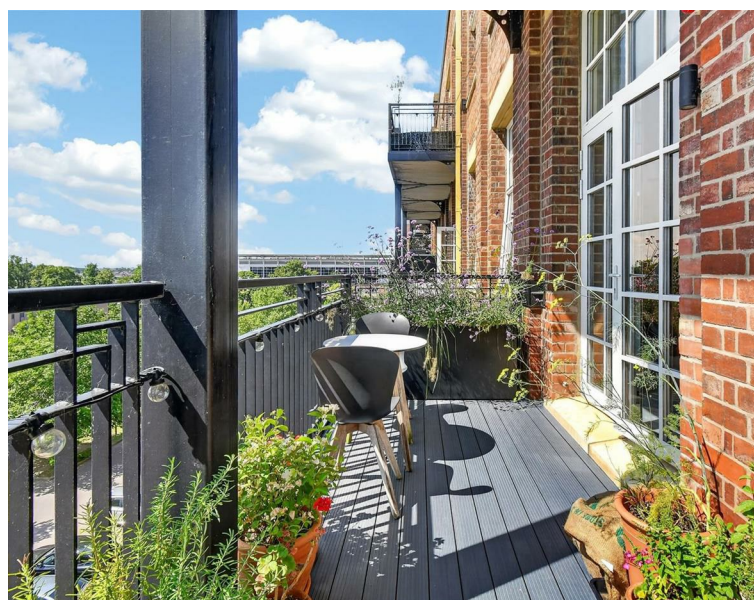
Panelled bath, wash hand basin, low level w.c., tiled walls, tiled flooring, recessed spotlights, extractor fan, storage cupboard with boiler and air flow system

To the outside

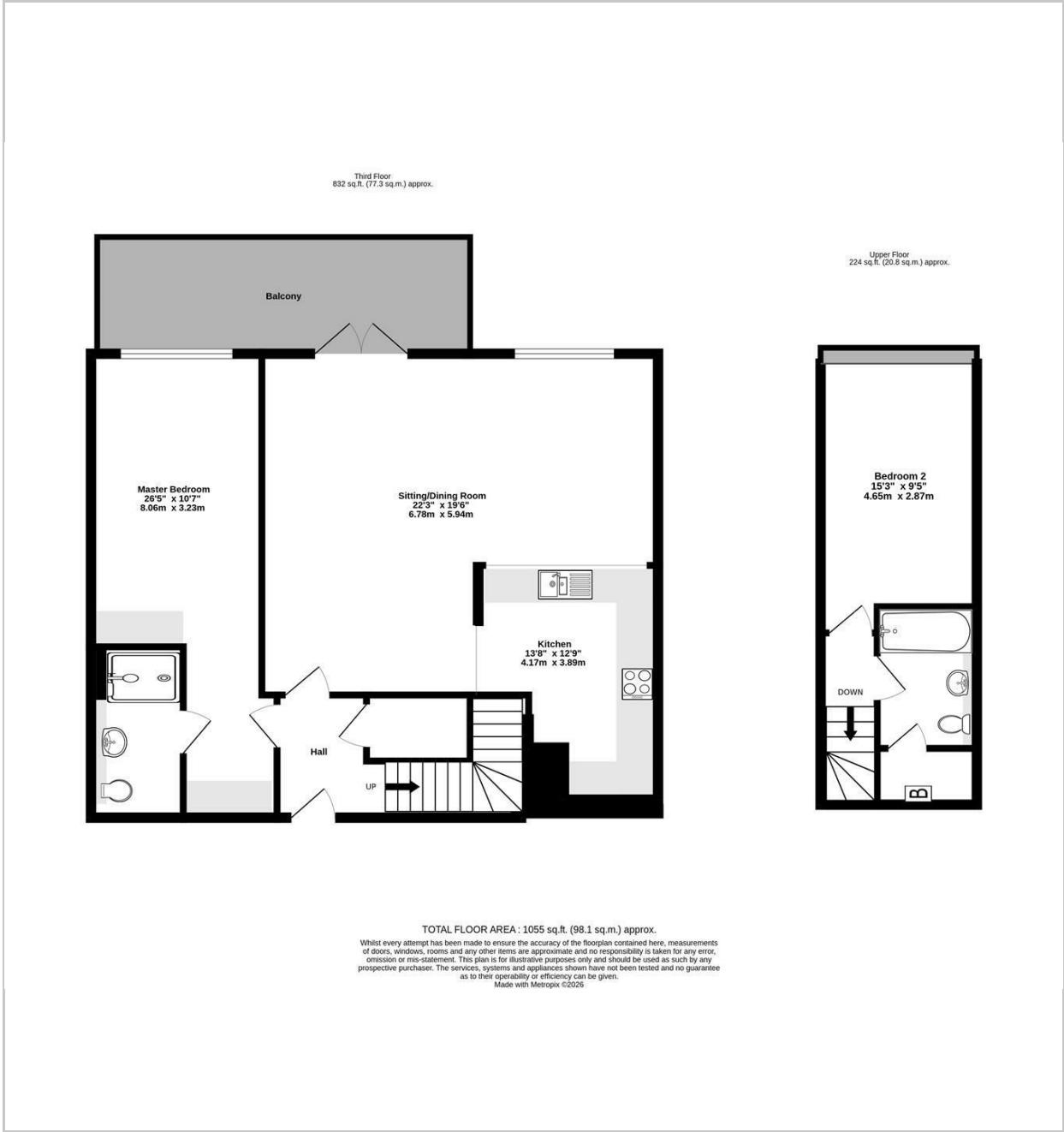
Balcony, two parking spaces (tandem), communal gardens, concierge service, bin/bike store
Lease and Service Charges to be advised

Agents Note

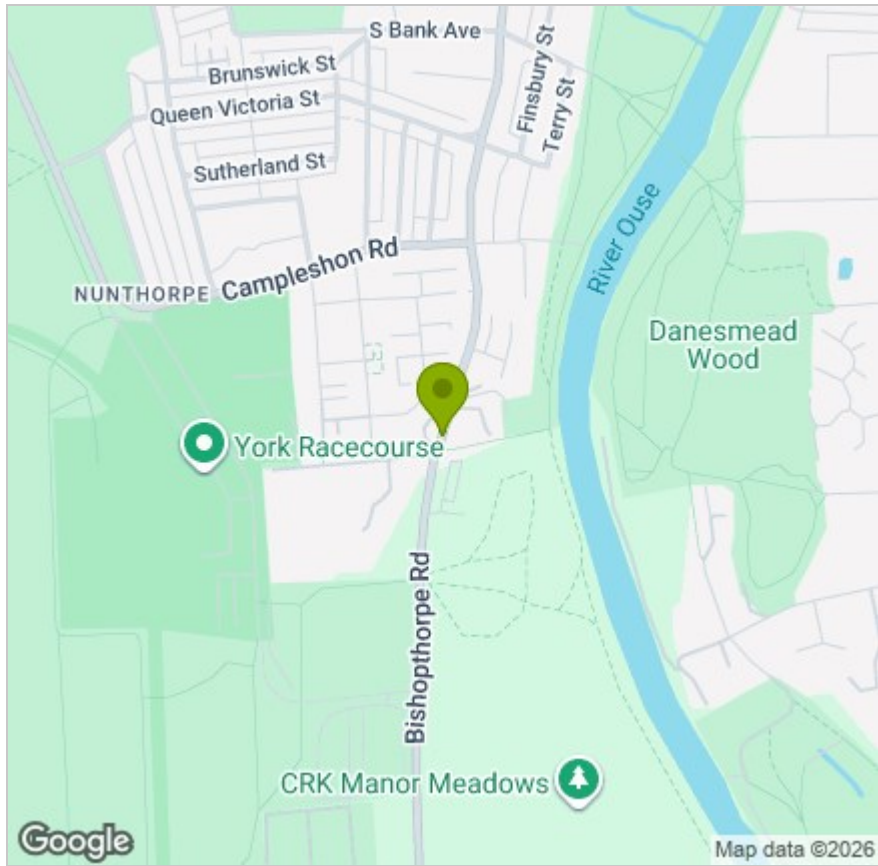
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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