



Apartment 302, The Residence, Bishopthorpe Road,
York, North Yorkshire YO23 1DQ

Guide Price £245,000


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Bishops Personal Agents offer for sale a stylish one bedroom third floor apartment, situated in the very popular Residence development, just off Bishopthorpe Road in York! Making up part of this magnificent Grade II listed building, in the former Terry's Chocolate factory, this fabulous property, full of character and charm with a modern twist, is in excellent condition and is situated on the northern side of the building. The apartment itself is accessed through the impressive communal reception hall, with a concierge service and has been finished to a high standard, the kitchen being fully integrated with appliances and the bathroom is finished with stylish contemporary tiles. Both lift and stair access to the third floor. On entering the apartment, a private entrance hall, with a storage cupboard, leads into the spacious open plan living room with double glazed windows to the front. Then opening to the stylish kitchen, which has a range of grey fitted units with quartz work surfaces and a full range of built-in appliances. Also to the front we find a double bedroom with built in wardrobes. The fabulous fully tiled bathroom features a contemporary suite. As well as a concierge service, this apartment has been completed to a high standard and has the added benefit of an allocated parking space. This lovely development also has communal gardens, just right for relaxing, picnics, reading or lazy summer days. Also perfectly located for the York race course, riverside walks, the award winning and very popular Bishy Road shopping parade, cafe bars and easy access to the York city centre, The Residence provides a unique opportunity to enjoy life in this peaceful corner of a beautiful and vibrant city. Sold with no onward chain! An early viewing is highly recommended not to miss out, on this fabulous apartment!

The property can be found by leaving the City over Skeldergate Bridge and passing through the traffic lights onto Bishopthorpe Road. Continue past the shops and through the traffic lights . Proceed for approximately 1/2 mile, where the Residence can be found on the right hand side.

Bishopthorpe Road is delightfully situated in this highly desirable area being just over a mile away from York city centre. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Entrance hall with storage cupboard, housing a boiler* and radiator*. Doors leading to...

Living Room

17' 10" x 13' 11" (5.43m x 4.24m)

Fabulous bright and spacious living area with double glazed windows to the front aspect, tv*, usb and telephone points* and radiators*. Opening to...

Kitchen

8' 1" x 8' 0" (2.46m x 2.44m)

Superb contemporary kitchen with an attractive range of grey base and wall mounted units with matching quartz work preparation surfaces over, inset drainer sink with mixer taps, integral appliances include electric oven*, ceramic hob*, extractor hood*, dishwasher*, washing machine*, microwave*, fridge/freezer* and under unit lighting*.

Bedroom 1

17' 5" x 8' 11" (5.30m x 2.72m)

Double glazed windows to front aspect, built in wardrobes, tv*, usb and telephone points* and radiator*.

Bathroom

8' 1" x 5' 6" (2.46m x 1.68m)

A three piece contemporary white suite, comprising a bath with shower head attachment and mixer taps, with mains shower*, low level wc, wash hand basin with mixer tap, extractor fan*, wall mounted mirror, down lighting and heated towel rail*.

Outside

Outside the building, we find an allocated parking space. The Residence also benefits from ample communal gardens.

Tenure

We have been informed by the vendor that the property is leasehold with a 250-year lease which commenced in 2016. Management Company: Watsons Property Management. Current service charge is £1814.79 per annum, April 2023 till March 2024 and ground rent of £250 per annum, which includes building insurance and maintenance of communal areas. Estate charges: £115.98 per annum. This apartment can be let, but not as a holiday let. Pets are allowed. Details which should be checked at the time of purchase by a solicitor.

Agents Note

EPC Rating C. Council tax band D
Broadband supplier: BT Full fibre
Broadband speed: 150 Mbs.
Water supplier: Yorkshire Water.
Electricity supplier: EDF.

Communal Heating & Hot Water payable direct to Evinox Supplier.







Energy performance certificate (EPC)

302 The Residence
Bishopthorpe Road
YORK
YO23 1DQ

Energy rating

C

Valid until:

19 March 2027

Certificate number:

9144-3894-7421-9096-8105

Property type

Mid-floor flat

Total floor area

51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Bishops Personal Agents

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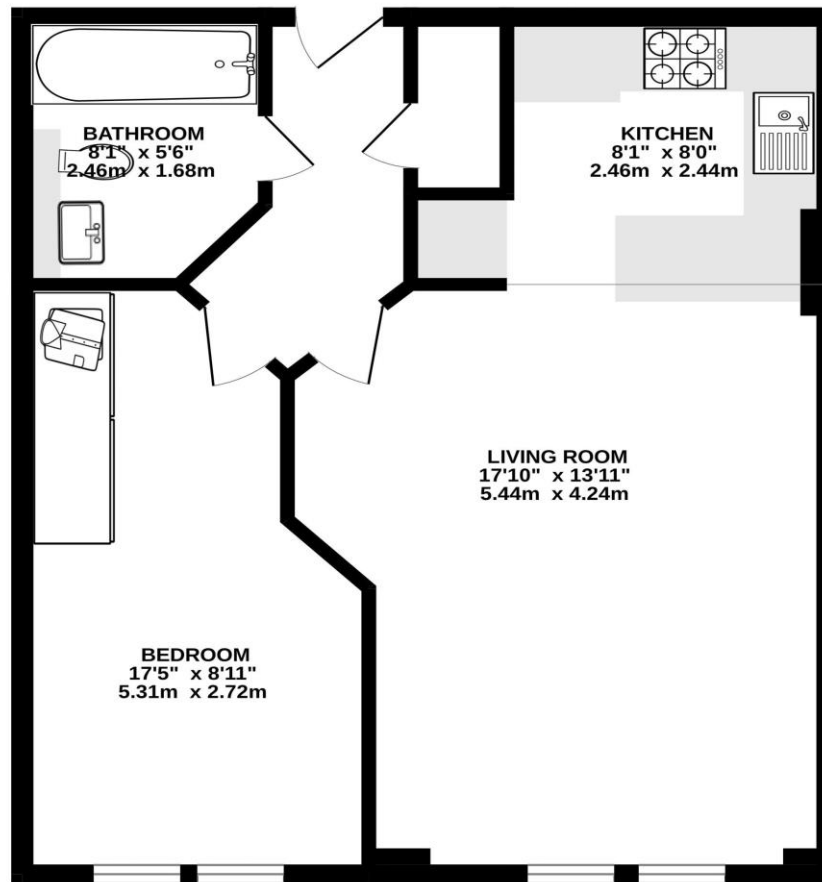
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GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.