



**THE RESIDENCE, BISHOPTHORPE ROAD, YO23**

£425,000

**Carter Jonas**

# THE RESIDENCE, BISHOPTHORPE ROAD, YO23

This stunning duplex apartment is located within the prestigious development of The Residence. Upon arrival at The Residence, you are greeted by a grand reception area featuring a concierge service, lifts to all floors, a secure intercom system, communal gardens, and storage areas. The apartment itself is beautifully presented, with bright and spacious living areas, high ceilings, and quality fittings throughout, including fitted wardrobes and quartz worktops. The layout comprises an entrance hall, a large open-plan living space with French doors leading to a balcony with far-reaching views, a dining area, and a modern kitchen with fitted units and integral appliances. The master bedroom, which boasts a large en-suite, and stairs that lead to a mezzanine with a second double bedroom and a family bathroom. Externally, the property offers two designated parking spaces plus visitor spaces. An internal viewing of this highly impressive apartment is strongly recommended to fully appreciate its charm and features. The Residence is an iconic and historic building on Bishopthorpe Road. Adjacent to York Racecourse and less than a 1-mile walk from the Bishopthorpe Road shops (which won the 'Great British High Street of the Year' Awards in 2015, this area was also voted by The Times as "one of the UK's coolest places to live" and has its own dedicated website), and just 1.2 miles from the city centre.

Material Information -  
Council Tax - Band D  
Lease Expires - 2267  
Ground Rent - £250 per annum  
Annual Service Charge - £2,158 per annum

**LOCAL AUTHORITY** City of York Council

**EPC BAND C**

**THIS EXQUISITE FIRST-FLOOR APARTMENT BOASTS TWO DOUBLE BEDROOMS, A SOUTH-FACING BALCONY, AND TWO PARKING SPACES.**





GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR  
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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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Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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#### IMPORTANT INFORMATION

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