



**109 THE RESIDENCE, BISHOPTHORPE ROAD, YORK**  
**£250,000**

**Carter Jonas**



# 109 THE RESIDENCE, BISHOPTHORPE ROAD, YORK

Making up part of this magnificent Grade II listed building, the former Terry's Chocolate factory, this first floor apartment is in excellent condition and is suitable for living, letting or as a second home. As well as a concierge service, the apartment itself has allocated parking, communal gardens including the beautiful Peace Garden, and use of a communal bike store.

The accommodation is particularly well appointed and has been finished to an extremely high standard, the kitchen being fully integrated with Neff appliances throughout and the bathroom finished with stylish contemporary tiles and Villeroy and Boch sanitary ware. The rooms benefit from impressive natural light levels, enhanced by picture windows which enjoy wonderful views towards the iconic Terry's of York clock.

The Residence is perfectly located on the south side of York, close to the racecourse, the Knavesmire, the award winning Bishopthorpe Road and the city centre with the many attractions it has to offer. York mainline station is within a mile and there is easy access to the outer ring road for travel further afield.

**TENURE** Leasehold

**EPC BAND** C

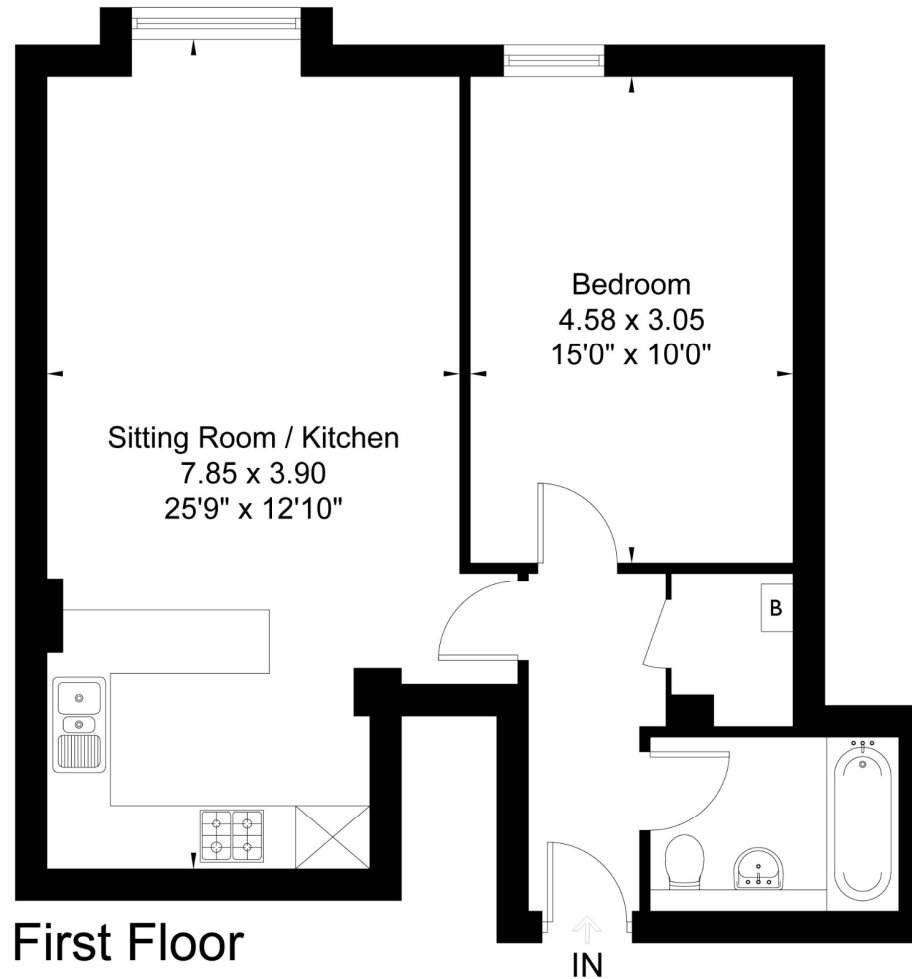
**AN EXCEPTIONAL 1 BEDROOM APARTMENT WITH PARKING IN AN EXECUTIVE DEVELOPMENT, NEXT TO YORK RACECOURSE AND SOUGHT-AFTER BISHOPTHORPE ROAD.**







Bishopthorpe Road, York, YO23  
Approximate Area = 576 sq ft / 53.5 sq m



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards  
fourwalls-group.com 300991

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(85+) <b>A</b>		
(81-85) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Classification L2 - Business Data