

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## Apartment 509 The Residence

Bishopthorpe Road, York, YO23 1DQ

Penthouse apartment over looking York Racecourse, available now!

**£3,500**

# Apartment 509 The Residence

Bishopthorpe Road, York, YO23 1DQ



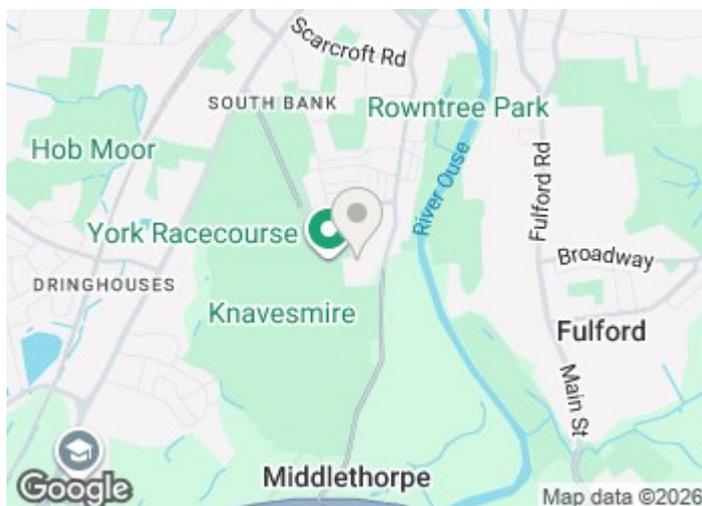
- Three bedroomed Duplex Penthouse Apartment • Elegant Grade II Listed Building
- Elegan Communal Entrance
- Two Ensuite shower rooms and Family Bathroom
- Available for November occupation
- Concierge Service
- Two Allocated Parking Spaces
- Luxury fitted open plan Kitchen Dining Living Room
- Far Reaching Views over the York Racecourse
- Stunning Interior

## DESCRIPTION

### Costs and utilities

### Environs

### Holding Deposit



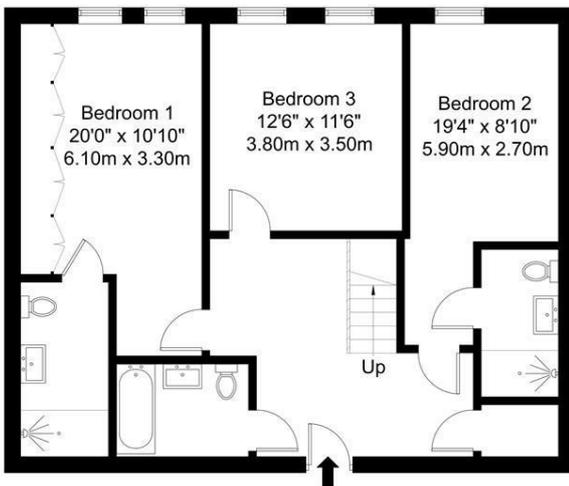
### Directions

2 beds split level

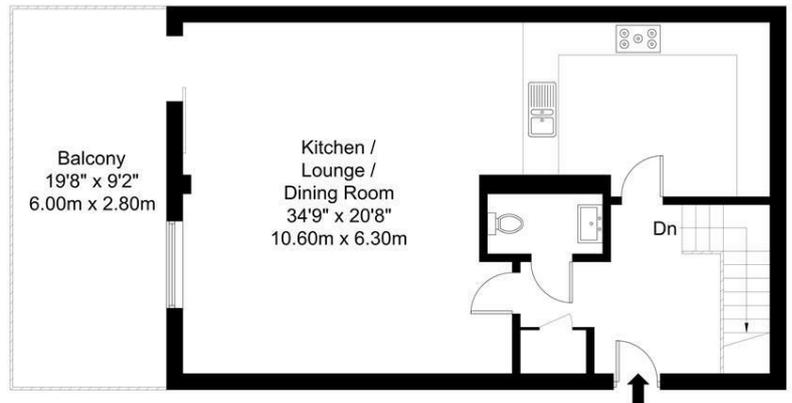


# Floor Plan

## 509 The Residence



FOURTH FLOOR  
77.9 sq m / 838 sq ft



FIFTH FLOOR  
69 sq m / 742 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 146.9 sq m / 1580 sq ft**

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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