



## 11 Appleton House, Beverley Court, Shipton Road, York £595,000

A transformation of a grand Victoria villa presenting 21 luxury apartments set within this prime location, on the doorstep of Homestead Park, Clifton Green and the city centre.





## BEVERLEY COURT

Beverley Court is an exciting new residential development of a well-known York building located on Shipton Road. Just one mile from the centre of York and overlooking Homestead Park, Beverley Court offers a stunning location for modern living. The original Beverley House was built in the late 19th century and served as the family home for the general manager of the Rowntree's factory. Over the years, it also housed the offices for the Joseph Rowntree Trust and the Local Government Ombudsman.

The Beverley Court development pays homage to its rich local history and the pioneering Rowntree family, by retaining the historic name of Beverley House and naming the three new buildings Appleton House, Seeborn Lodge and Homestead View.

The development is an exemplary project, blending the fully modernised grand Victorian villa with the fabulous bespoke new build homes.

## Unique Apartments

Choose from 21 luxury apartments, a mix of 1-, 2- and 3-bedroom apartments including three penthouses. Each apartment boasts its own distinct charm with a high specification.

## Outside spaces

Most apartments feature a private outdoor space; balcony, terrace or garden. In addition, all residents will have access to a landscaped communal courtyard.

## Accessibility

Lifts in Beverley House, Appleton House and Homestead View provide easy access to all apartments.

## Transport

Parking spaces, on-site EV charging points and secure storage for 30 bikes will be provided. A frequent bus route operates between Shipton Road and York.

## Energy efficient

Beverley Court has a B-rated Energy Performance Certificate (EPC) and photovoltaic solar panels have been installed on the roofs of the new buildings to provide electricity for the communal areas.

## Appleton House

Appleton House is named after Thomas Appleton, the general manager of the Rowntree's factory, who lived at Beverley House with his family in the early 20th century. The new building has five apartments across three floors including an impressive 3-bed penthouse apartment with a substantial terrace.

## High Specification

With generous ceiling heights and large windows, the apartments across Beverley Court are spacious, modern and filled with lots of natural light. Bathrooms and kitchens are finished to a high standard of luxury specification and quality flooring finishes run throughout.

### Kitchens

- Sheraton shaker style cabinets in Beverley House with antique brass handles and slab style cabinets (no handles) in the new builds. Both styles in a limestone colour.
- Quartz worktops and upstands in Vienna Gold.
- Neff induction hobs with Neff standard ovens and separate microwaves or combi ovens and Bosch fridge freezer and dishwasher.
- Gunmetal 4-in-1 hot water tap and gunmetal undermount 1.5 bowl sink.
- Separate utility.

### Bathrooms/en-suites/cloakrooms

- Villeroy & Boch sanitaryware with vanity units.
- Feature baths with integrated hand showers.
- Feature glass shower enclosures.
- Hansgrohe chrome taps and shower heads.
- Heated chrome towel rails.
- Shaver points.
- Ceramic stone-coloured tiles on walls, with decorative highlights.
- Motion sensor night lights in en-suites.
- Underfloor heating in bathrooms and ensuites.

### General

- Gas central heating with A-rated boilers/combi boilers with underfloor heating and radiators (Beverley House).
- Traditional style internal doors, door frames and skirtings for Beverley House. Contemporary style internal doors, door frames and skirtings for new builds.
- Hampstead Thea door handles in antique bronze finish.
- Switches and sockets in satin brass finish.
- Combination of LED downlights and pendant lighting.
- Video door entry system.
- 1GByte superfast broadband.

### Floor finishes

- Camaro naked blonde oak LVT flooring in herringbone pattern in hallways, open plan living rooms, utilities, cloakrooms, main bathrooms and en-suites.
- Ivory carpet in bedrooms and separate lounges.

## Agents Note

The specifications contained in this brochure are intended to provide an accurate and comprehensive description of the features and finishes of Beverley House and the new build properties. However, all details, including but not limited to measurements, materials, layouts, and finishes, are provided for illustrative purposes only and may be subject to change. The developer reserves the right to make alterations to the specifications without prior notice. Any images, including computer-generated images (CGIs), floor plans, and descriptions of materials and finishes, are indicative only and may not accurately reflect the final construction, fittings, or landscaping. It is recommended that potential purchasers consult with the sales team and review the latest plans and specifications prior to making any purchasing decisions.

## Apartment 2 : Ground Floor

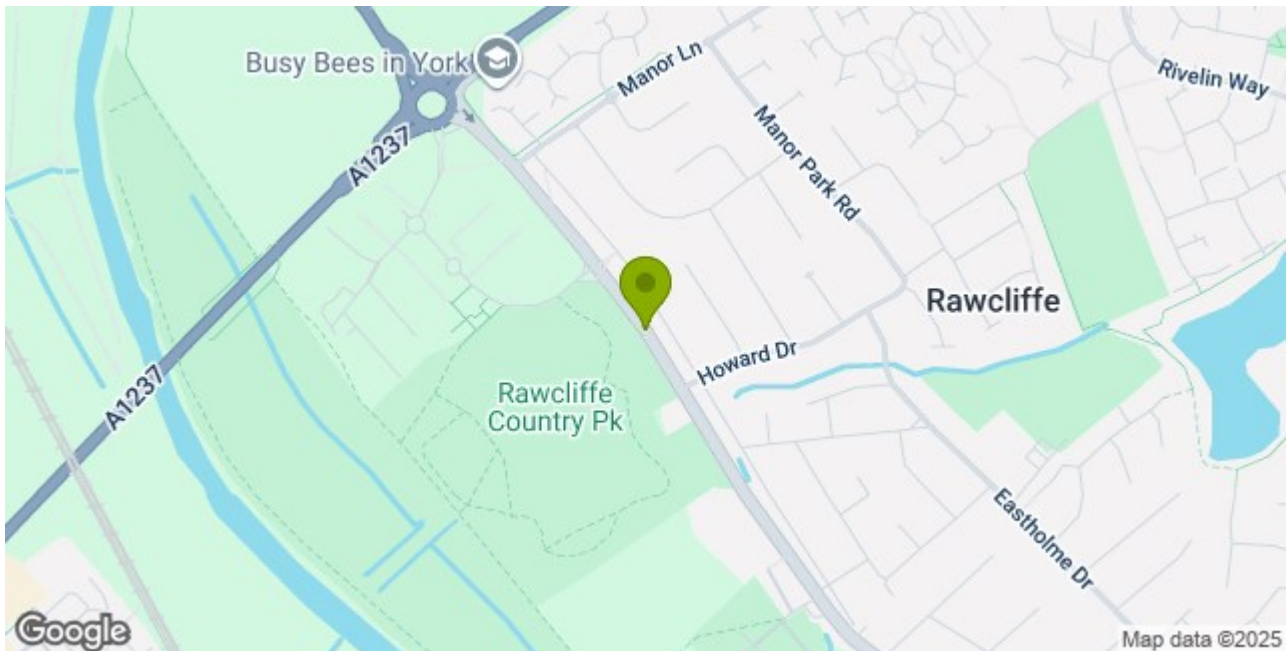
### Key Plan



Gross internal area:  
106m2 (1145.5ft2)



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