



NORTH LODGE

North Lodge is an exclusive gated development of fourteen, 1 and 2 bedroom superior specification apartments, located in a popular residential neighbourhood on the outskirts of York city centre.

Overview



The Development

North Lodge features secure private gated entrances leading into landscaped communal gardens and allocated private parking area, with access to electric vehicle charging points.

The exterior of the building showcases carefully selected stonework and large windows maximising the light into each property. Most ground floor apartments feature a private patio area and garden, those on the upper floors all have balconies.

→
Computer generated image.
Indicative only.





A superior specification

Designed and built to exacting standards, these stylish apartments are finished to a high specification throughout. The use of high-quality materials and finishes is complemented by designer kitchens and bathroom suites creating a superior living opportunity.



Interiors

Computer generated image.
Indicative only.



Kitchens

- Symphony Cranbrook Premium cabinets in either Platinum or Stone
- Worktops in Angel White Granite, Chalet Oak or Volcanic Ash
- Under wall cupboard LED strip lighting to worktops
- Breakfast bar in Black Oak or Volcanic Ash*
- AEG kitchen appliances
- Stainless steel sink with mixer tap

Bathrooms & En-Suites

- Designer white sanitaryware with chrome fittings
- Electric dual outlet thermostatic shower in bathrooms and ensuites
- Steam free mirror with LED lighting and shaver socket
- Wall mounted vanity unit
- Electric chrome towel rail

Heating, Electrics & Media

- Electric thermostatic controlled radiators
- Electric underfloor heating to bathrooms and ensuites**
- LED ceiling down-lights
- TV sockets to living areas and bedrooms
- BT/Virgin Media enabled
- Mains wired smoke and heat detector alarms
- Video security intercom entry system

Internal Finishes

- Oak panel doors finished with brushed chrome ironmongery
- Oak engineered flooring to kitchen/living areas
- Ceramic tiling to walls and floors in bathrooms and ensuites
- Grey carpets to bedrooms
- Walls, ceilings, skirtings and architraves painted white

External & Communal Features

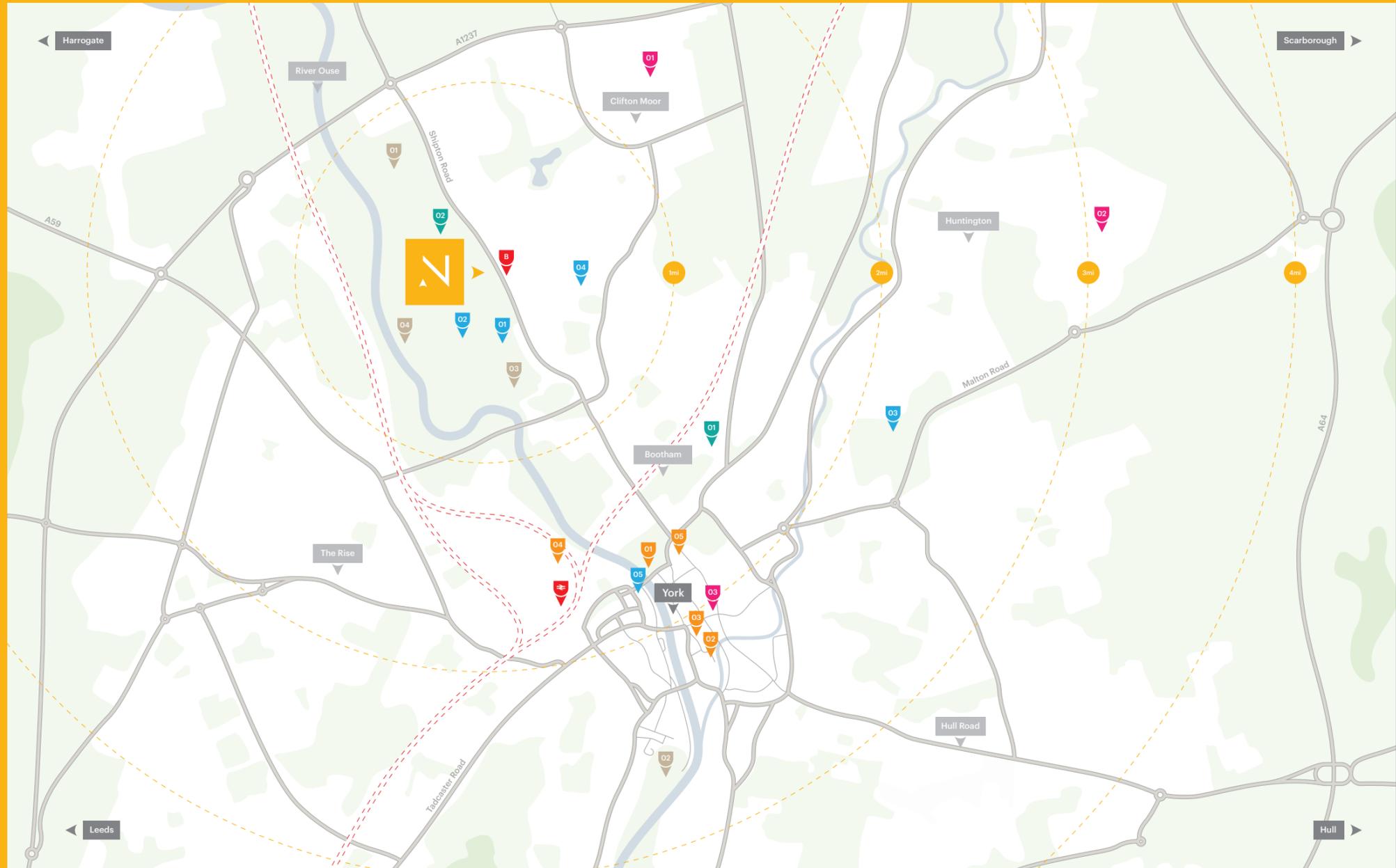
- Gated communal entrances
- Secure allocated parking
- Electric vehicle charging points
- Secure cycle store
- Private gardens to selected ground floor apartments
- Balconies to upper floor apartments
- Lift access to upper floors
- Individual post boxes inside main entrance

Tenure & Warranty

- 250 year lease
- 10 year structural defects warranty from BLP
- 24 months AEG warranty on kitchen appliances

*Breakfast Bar only features in apartments 3, 5, 7, 10, 11 & 14

**2 bedroom apartments only



- **Leisure & Shopping**
 - 01 Clifton Moor
 - 02 Monks Cross
 - 03 Shambles
- **Culture**
 - 01 York Museum & Gardens
 - 02 Clifford's Tower
 - 03 York Dungeon
 - 04 National Railway Museum
 - 05 York Theatre Royal
- **Local Spaces**
 - 01 Rawcliffe Park
 - 02 Rowntree Park
 - 03 Homestead Park
 - 04 River Ouse Walk
- **Sports & Gyms**
 - 01 York Sports Club
 - 02 Clifton Alliance Cricket Club
 - 03 Heworth Golf Club
 - 04 Millfield Fitness Studio
 - 05 York Pilates Space
- **Hospital**
 - 01 York Hospital
 - 02 Clifton Park Hospital
- **Public Transport**
 - B Bus Stop
 - ⇄ Train Station

Location

Perfectly located

North Lodge benefits from excellent transport links into York city centre along with direct access to the major road and cycle networks.

Situated close by are a large range of local amenities including shops, leisure and sports facilities.





Plenty to see and do

Famous for its historic architecture and complemented by an array of stylish independent shops, restaurants and unique attractions, York is the perfect place to visit and explore.

From York Minster to historic walking tours and tranquil river cruises, there is always plenty to see and do in the city of York.



← Cruises along the River Ouse & picturesque scenes of York's stunning historic architecture.

→ The Dormouse and York Sports Club are just some of the great local amenities.

Yorkshire Living



Lots to explore

Life at North Lodge offers nearby access to the stunning North York Moors, Yorkshire Dales and picturesque east coast.

There are endless opportunities to explore the easily accessible surrounding towns, villages and countryside, perfect for planning a great day out, whatever the weather.



← Views from Captain Cook's Monument, looking out towards Roseberry Topping.

→ Whitby, Staithes and Robin Hood's Bay are just a few of the coastal towns worth visiting.



GEM is an awarding winning construction company based in York and are proud to be appointed main contractor on North Lodge.

GEM is renowned for delivering quality new build developments and prestigious regeneration projects throughout Yorkshire. We achieve this with our highly skilled management team and specialist tradesmen, complimented by our dynamic company culture which comprises of a strong work ethic, high integrity, standards and dedication. To the right are some examples of recent residential projects undertaken and delivered by the GEM Construction team.



www.gemcs.co.uk



The Old Police Station – Harrogate

Conversion of the former Grade II Listed Police Station into 25 luxury apartments and houses.



The Purey Cust – York

Conversion of famous York landmark and former hospital building into 3 luxury apartments and 8 town houses.



Newington Place – York

Conversion of the former Grade II Listed Newington Hotel into 7 individual luxury homes.



Connaught Place – York

An exclusive development of 14 individual detached 4, 5 and 6 bedroom homes.

For further information or to organise a private viewing, please contact



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