

**D**avis  
**L**und

Fennell Grove  
Ripon  
North Yorkshire  
HG4 2SZ  
Offers Over £110,000





## **Accommodation**

75% SHARE OF A RETIREMENT APARTMENT – A purpose built one bedroom retirement apartment, offered on a 75% share basis and located on a highly desirable development.

Situated just off the College Lawns, the upper floor apartment offers lovely open woodland views. The interior is neutrally decorated, revealing light and airy accommodation, which is surprisingly spacious.

Sunnyfield Lodge comprises a number a self contained retirement apartments, a small selection of which are offered for sale on the open market. Whilst 24 hour care is available, the facilities encourage an independent lifestyle and whilst the apartment offers everything a resident would need, there are also communal areas and facilities available. These include a communal lounge, dining room, hobby room, hair salon, laundry facilities and use of the beautifully kept communal gardens. A local manager oversees the running of the site, whilst being available to offer further support and help if required.

The apartment is approached via a secure communal entrance hall, with stairs and lift leading to the upper floors. The apartment itself offers a spacious entrance hall with storage cupboard, double aspect open plan living space with a fitted kitchen and open views. There is a a double bedroom with fitted storage and a modern wet room, fully equipped for those with mobility needs.

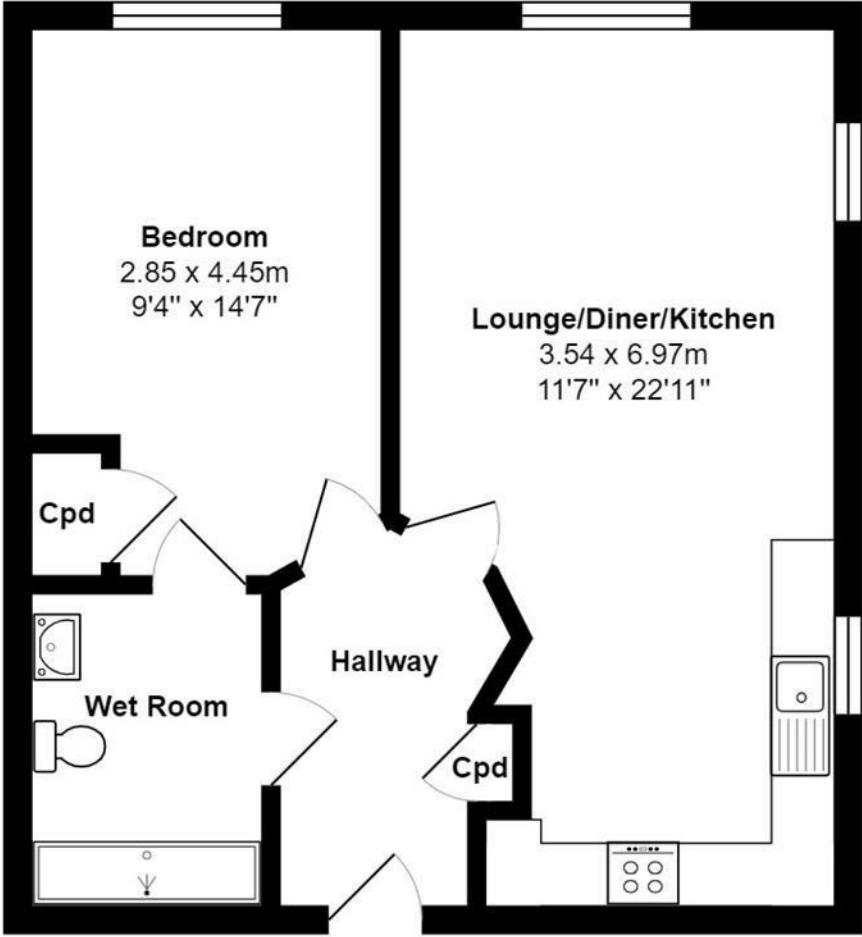
Located close to the city centre, Ripon's array of facilities are readily available, whilst lovely countryside walks are also available on the doorstep.

Offered for sale with no onward chain, an early viewing is advised on this lovely property.



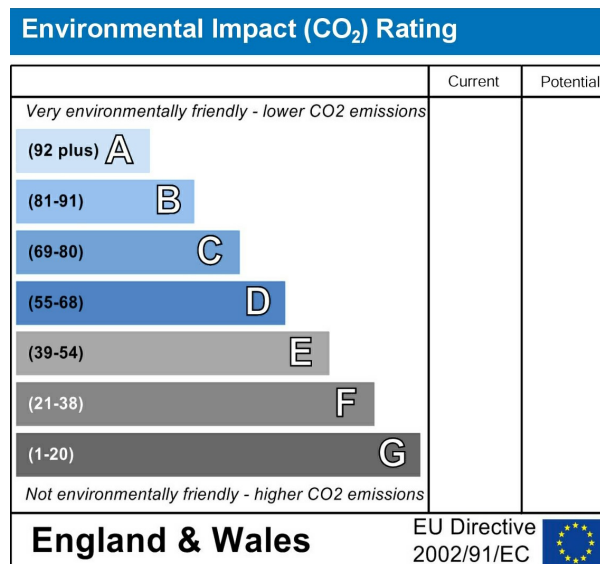
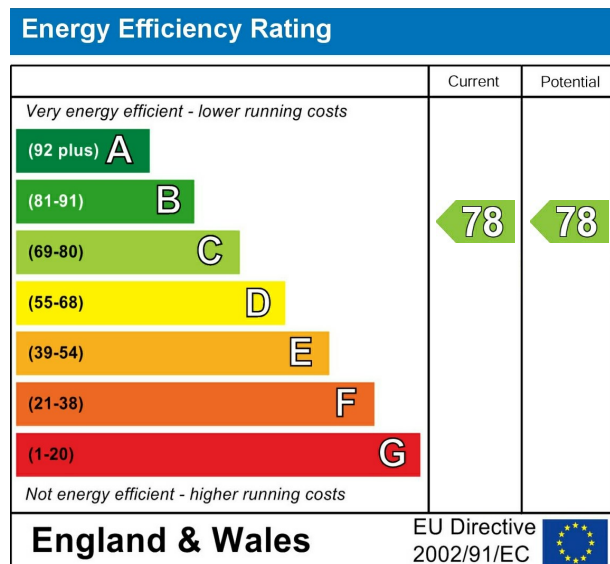


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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