

Davis
Lund

Fennell Grove
Ripon
North Yorkshire
HG4 2SZ

Guide Price £122,000





Accommodation

****75% SHARE OF A RETIREMENT APARTMENT** – A first floor one bedroom retirement apartment, located on a highly sought after development and offered for sale on a 75% share basis. The apartment is modern and neutrally decorated, revealing light and airy accommodation, with generous proportions throughout.

Located just off College Road, the purpose built apartment offers lovely open woodland views, whilst it is situated in a highly regarded residential area, adjoining the College Lawns development.

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, open plan living space with a fitted kitchen and lovely views. There is a double bedroom with fitted storage and again enjoying an open aspect, whilst a modern wet room completes the layout, fully equipped for those with mobility needs, whilst a removable sliding glazed screen has also been added.

Sunnyfield Lodge comprises a number of 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. A monthly payment is charged to cover water, heating, maintenance and rental on the remaining 25%, full details available on request.

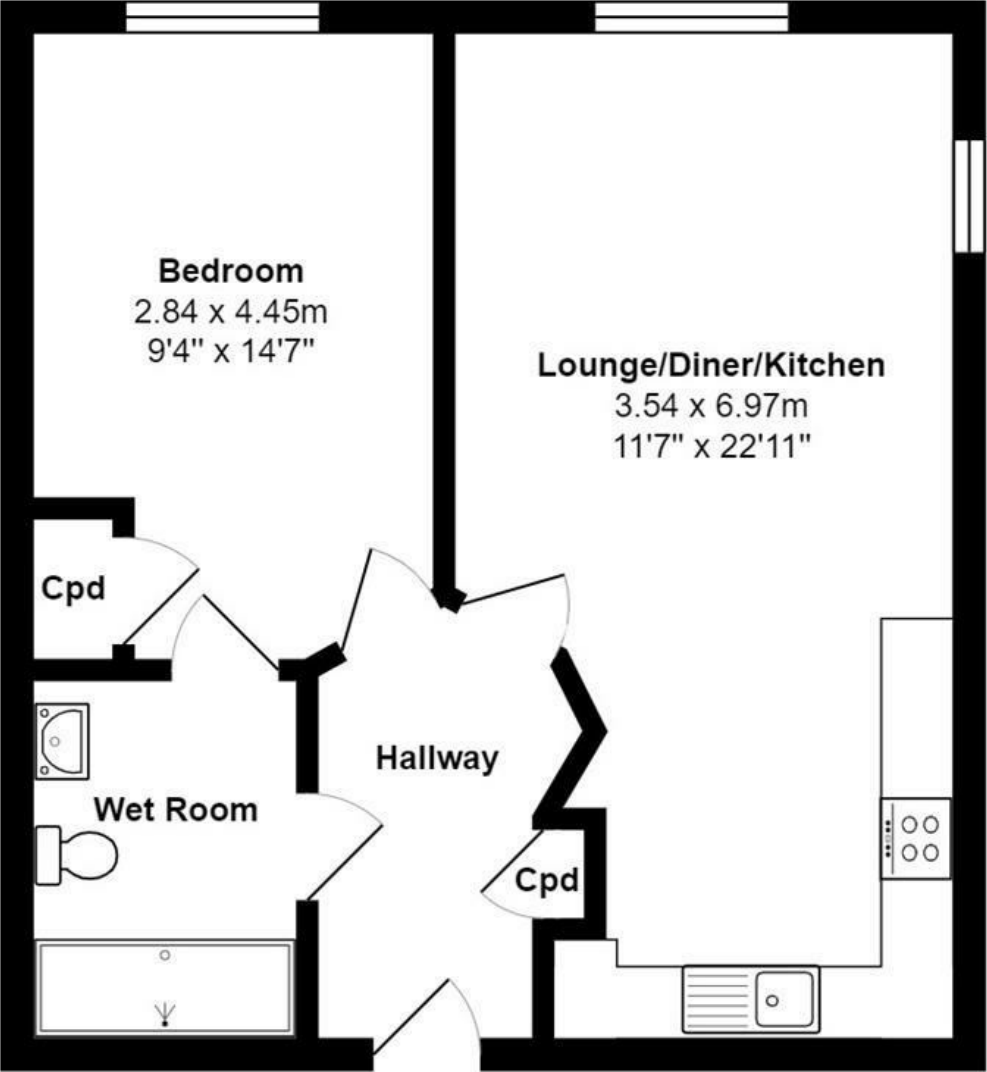
Located close to the city centre, Ripon's array of facilities are readily available, whilst lovely countryside walks are also available on the doorstep. There is even a regular bus service from the end of the street.

An early viewing is advised on this lovely energy efficient apartment, which is offered for sale with no onward chain.



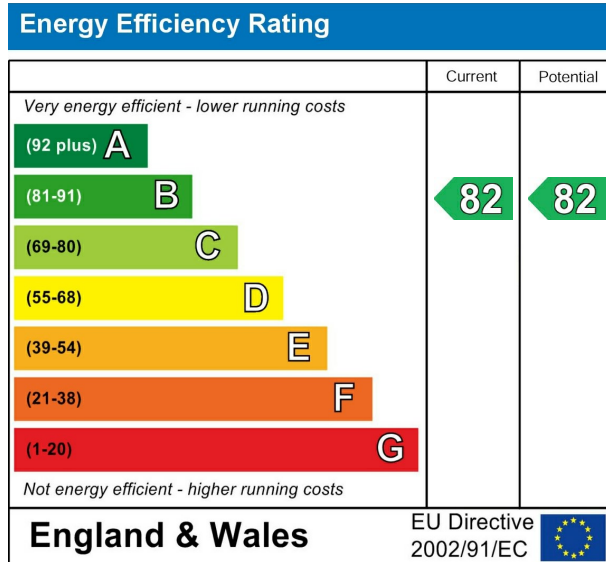


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - 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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