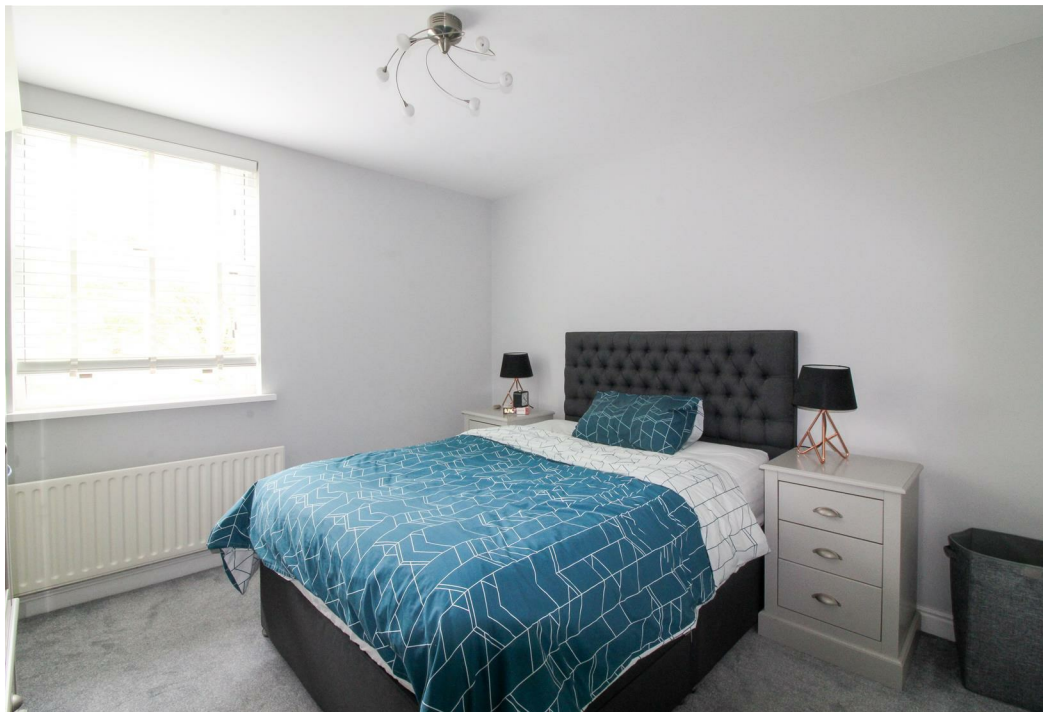


Davis
Lund

Old Park Mews
Ripon
North Yorkshire
HG4 2AY
Offers Over £200,000





Accommodation

A beautifully presented first floor apartment, offering immaculate accommodation and a lovely setting, enjoying views over the historic Spa Gardens and Spa Park.

The apartment is set in a small and select development of approximately a dozen properties and located on a quiet cul-de-sac. Situated just a short flat walk from the city centre, the property occupies a stunning setting, overlooking manicured communal gardens and enjoying a woodland aspect to the rear.

The property is ideally located for Ripon's shops and amenities, whilst a number of Ripon's schools are just a short walk away, including both secondary schools, Outwood Academy and the highly regarded Ripon Grammar School.

To the ground floor there is a communal entrance hall, servicing just three apartments. Stairs rise to the first floor, where there is access into the apartment. The private entrance hall offers two storage cupboards, whilst a great size open plan lounge/diner boasts lovely views to both aspects. There is a stylishly fitted kitchen, complete with a range of modern units and integrated appliances, again enjoying lovely views. There are two good size bedrooms and the part tiled shower room, fitted with a white suite and corner shower cubicle.

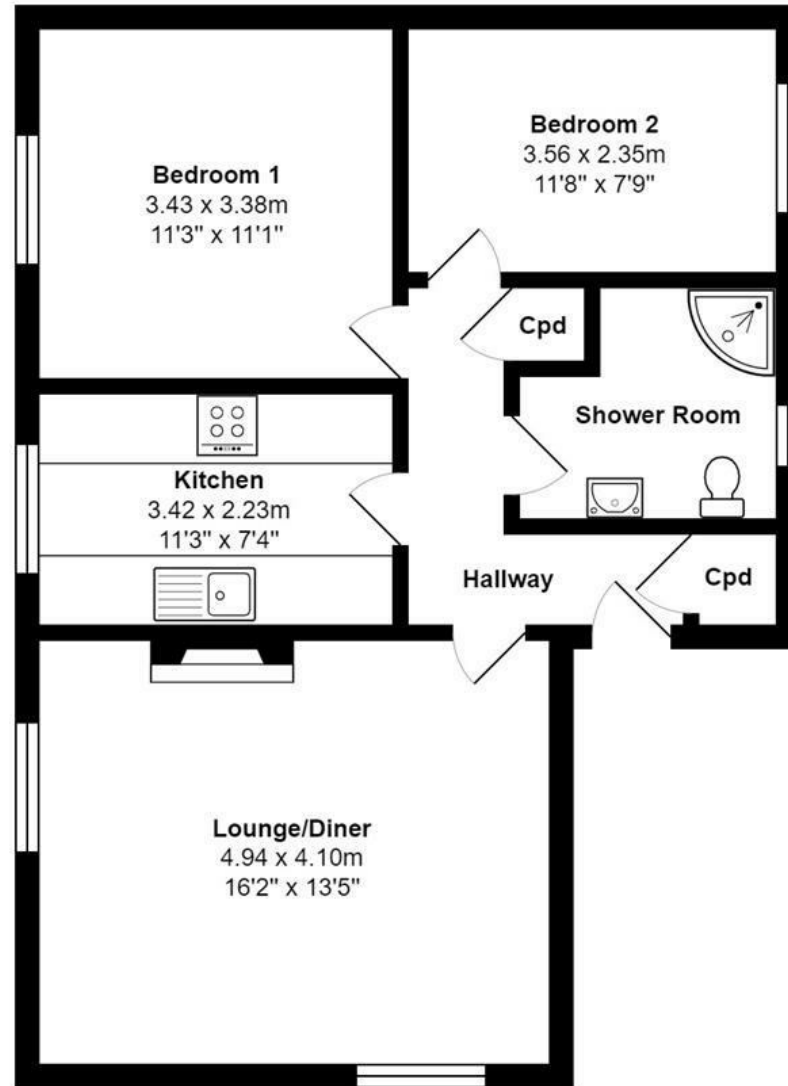
Externally the property sits in beautiful landscaped communal gardens, whilst there is also private residents parking available.

Sure to be of interest to first time buyers and the retired, the apartment has also previously been a very successful buy to let property. An internal inspection is advised, to appreciate the lovely setting and space on offer.



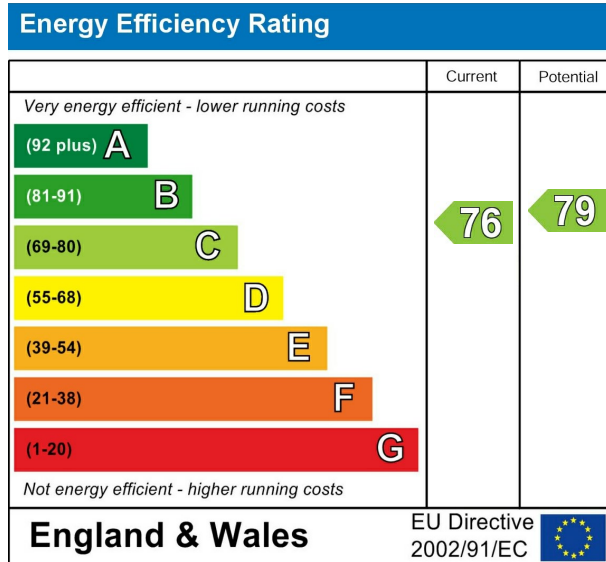


Floorplan





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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