





Accommodation

Set in the Old College grounds and surrounded by beautiful, well kept gardens, this one bedroom apartment is well presented throughout, whilst also being offered to market with no onward chain.

Located on the first floor with lift access, the apartment enjoys the use of communal gardens and benefits from allocated parking. Ideal as a buy to let investment, the property has been a successful rental for a number of years, whilst the apartment is also sure to attract first time buyers and the retired.

Access is available on the ground floor, through a communal entrance door with intercom access. Stairs and a lift give access to the upper floors, where the entrance is available to the apartment. There is a private entrance hall with storage cupboard and further cupboard housing the hot water system. There is a lovely open plan living space, with a fully equipped kitchen which is fitted with a range of units and integrated appliances, whilst double doors enjoy views over the communal grounds. There is a good size double bedroom and the stylish fully tiled bathroom, fitted with a modern white suite, including a bath with shower and glazed screen over.

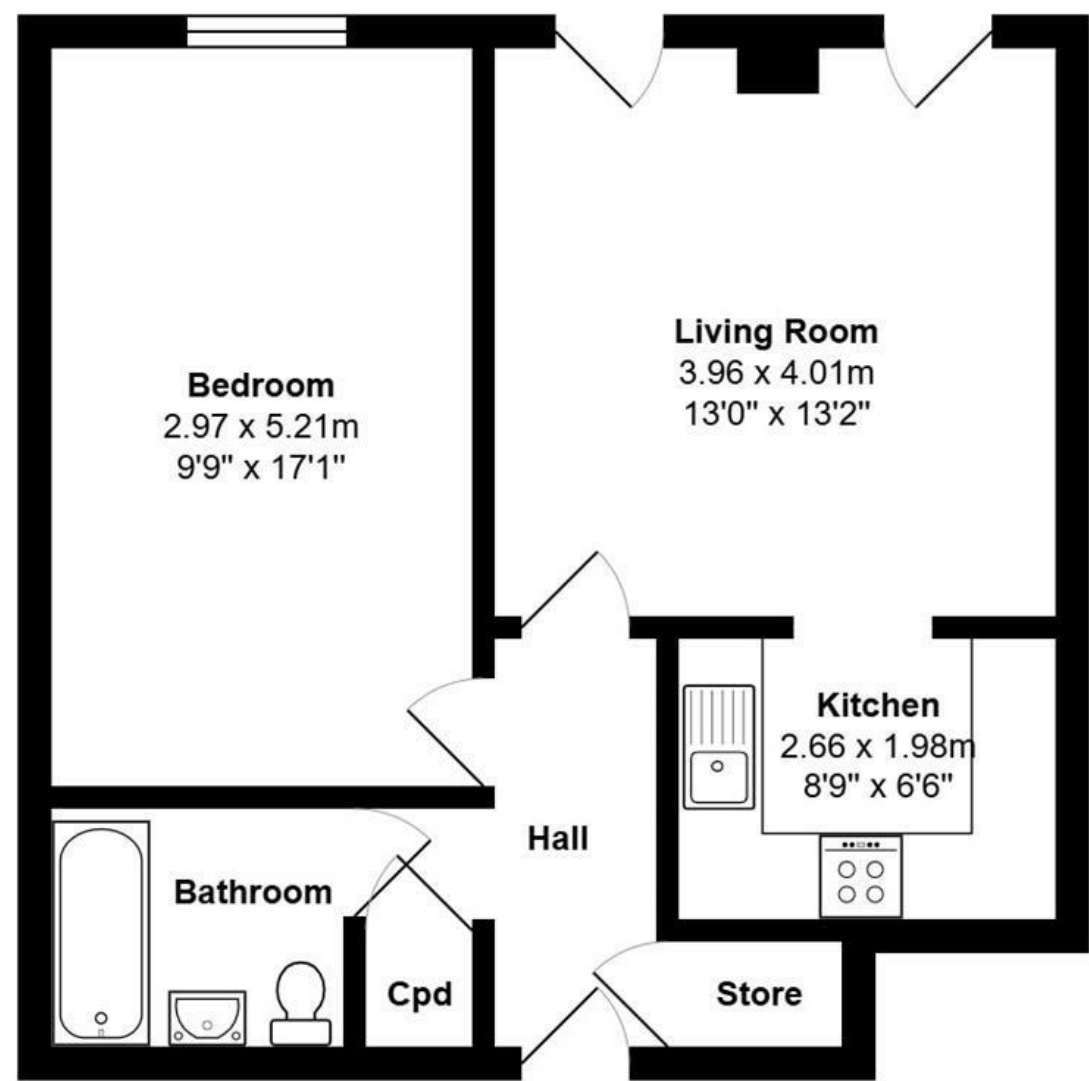
Externally the apartment has use of the communal grounds, plus private gardens and seating area to the rear. There is a bin storage area and access to a bike store, whilst the property also has an allocated parking space, plus further guest parking is available.

Located just a short walk from the city centre, the property is ideally situated, offering ease of access to the array of shops and restaurants that Ripon has to offer.



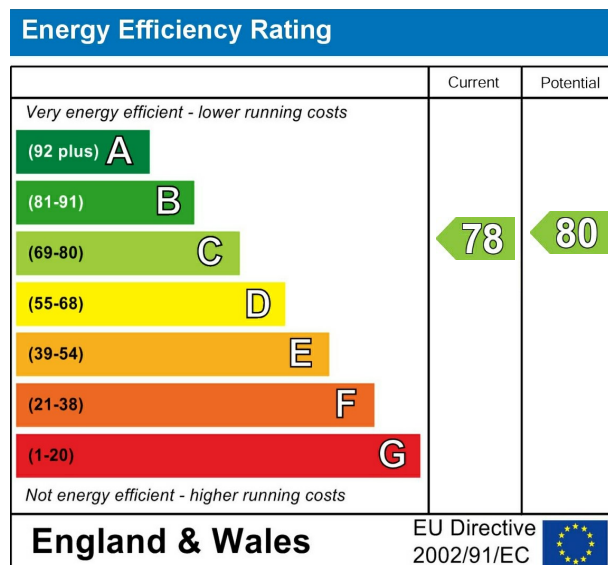


Floorplan





EPC



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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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