





Accommodation

A luxury first floor apartment, finished to the highest of standards and revealing extremely spacious accommodation, whilst also enjoying stunning views over the iconic former Ripon Spa Hotel gardens.

The apartment is ideal for purchasers looking for single floor living, but at over 1200 square feet, not wanting to downsize to a property too compact. The accommodation has been much improved in recent years, with the shower room, utility, kitchen and WC all being updated to a very high standard, along with neutral décor throughout. The apartment is an ideal turn key property, for those looking to move straight in.

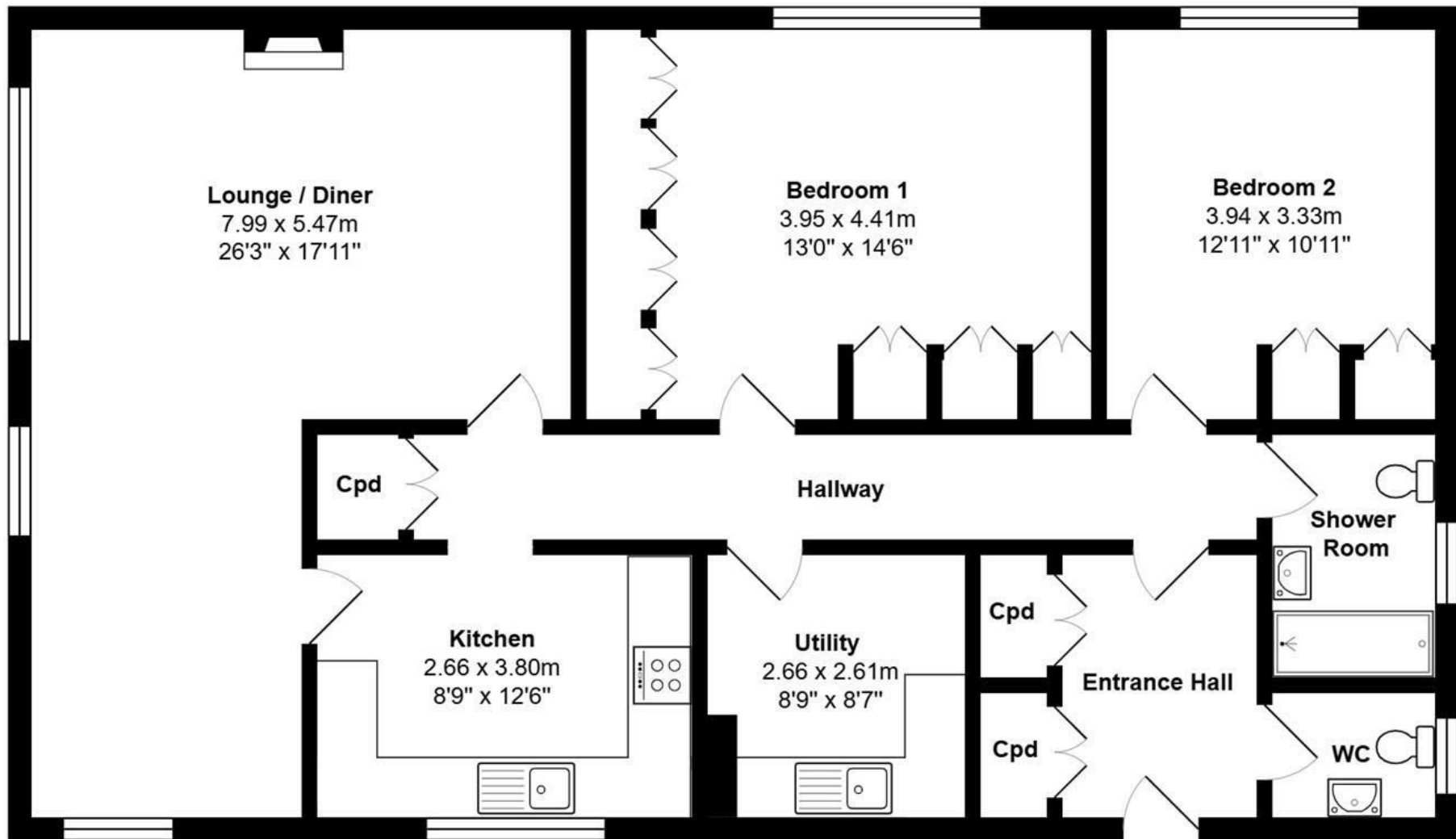
On the ground floor, access is available into a communal entrance hall, servicing just a handful of apartments and with stairs rising to the first floor. Access is available into the private entrance hall and inner hallway beyond, with fitted storage cupboards and a stylishly fitted WC. The open plan lounge/diner offers double aspect views over the grounds and is flooded with light through large windows, whilst also offering a fireplace with electric fire. Two doors lead into the modern kitchen, again enjoying lovely views and fitted with a range of units and integrated appliances. The utility room comes fitted with units to match, housing the gas central heating boiler and with space and plumbing for a washing machine and dryer, plus space for a freezer. The main bedroom is a fantastic size, fitted with an extensive range of furniture, whilst the guest bedroom is also a great size, again offering fitted wardrobes. The modern shower room completes the layout, again fitted to a high standard, with quality fixtures and fittings used.

Located just a short flat walk from the city centre, the property is ideally situated for access to Ripon's array of shops of amenities, with the benefit of not having to drive. Externally The property is surrounded by well kept gardens, whilst a single garage (with power and electric door) and parking are also available.

An early viewing is advised on this beautiful home, which is surely one of Ripon's most sought after executive apartments, whilst also offered for sale, with no onward chain. Sold with no age restrictions, please note, there is a no pet policy.









EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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