





Accommodation

A particularly spacious first floor two bedroom period apartment, forming part of an iconic and eye catching Grade II Listed building, steeped in character and history. The tranquil setting is unrivalled, offering a lovely position and enjoying views over the historic Spa Gardens and Spa Park. Freshly decorated and revealing light and airy accommodation, the property has been much loved, whilst it does now offer a blank canvass, for purchasers to incorporate their own style and taste.

The apartment enjoys a select setting, located in a quiet and highly sought after cul-de-sac, with only approximately a dozen other properties. Situated just a short flat walk from the city centre, 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 with intercom access, servicing just three apartments. Stairs rise to the first floor, where there is access into the apartment. The private entrance hall leads into the great size living room, flooded with light through a large feature window and offering a lovely southerly outlook. The spacious kitchen/diner is situated to the rear of the building, offering a range of fitted units and also housing the gas central heating boiler. The main bedroom comes with fitted storage and a fully tiled shower room with a white suite, whilst the room enjoys further views over the Spa Gardens. There is a further extremely spacious double bedroom, whilst an additional shower room completes the layout, with fitted storage and once again fitted with a white suite and heated towel rail.

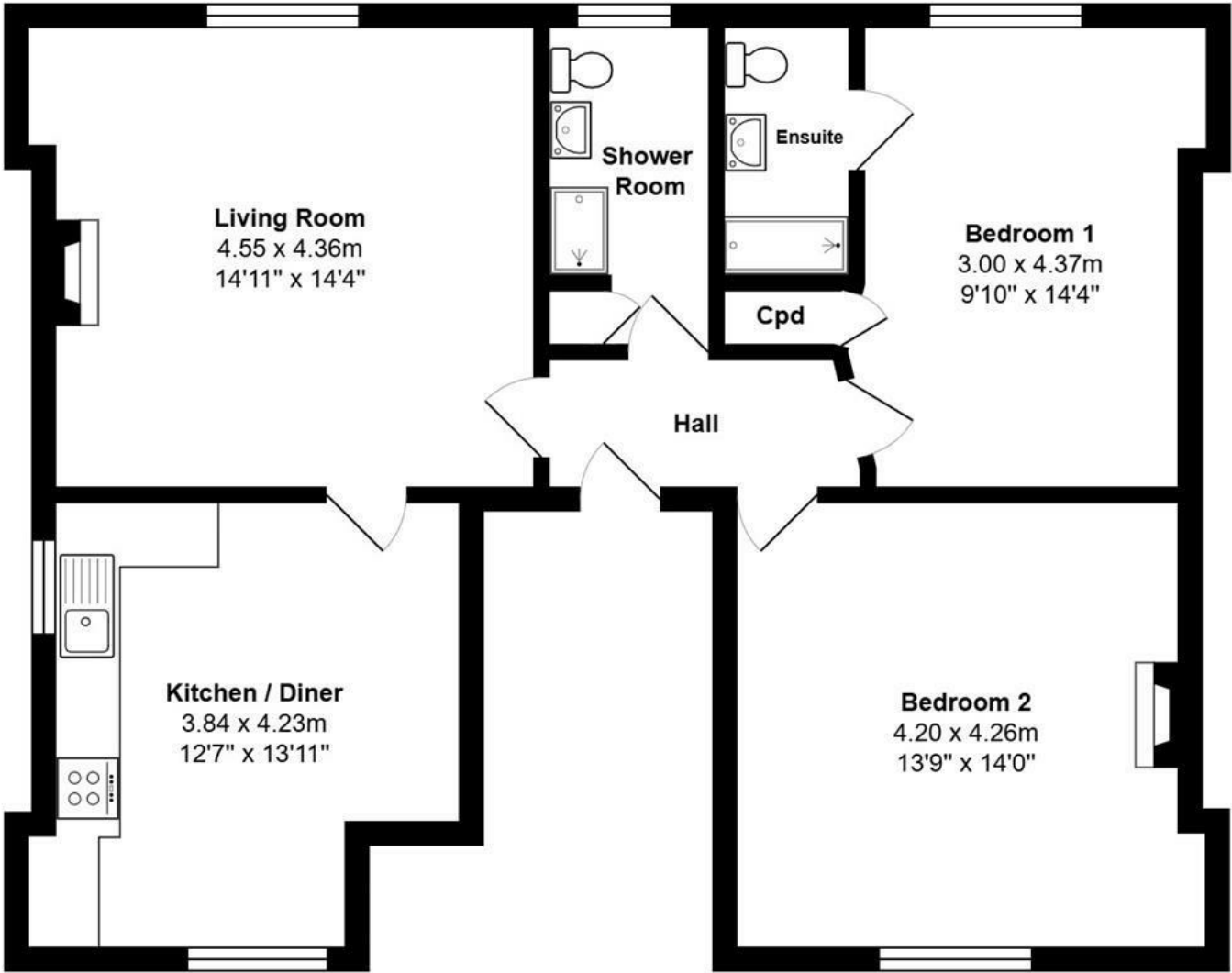
There is a well kept communal garden to the rear of the building and residents off street parking is available.

Sure to be of interest to a range of purchasers, an internal inspection is advised, to appreciate the amazing setting and a part of Ripon's history, which is also offered for sale with no onward chain.



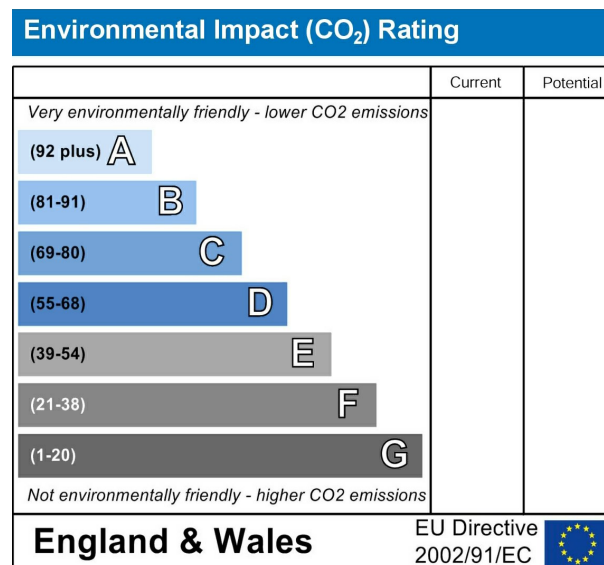
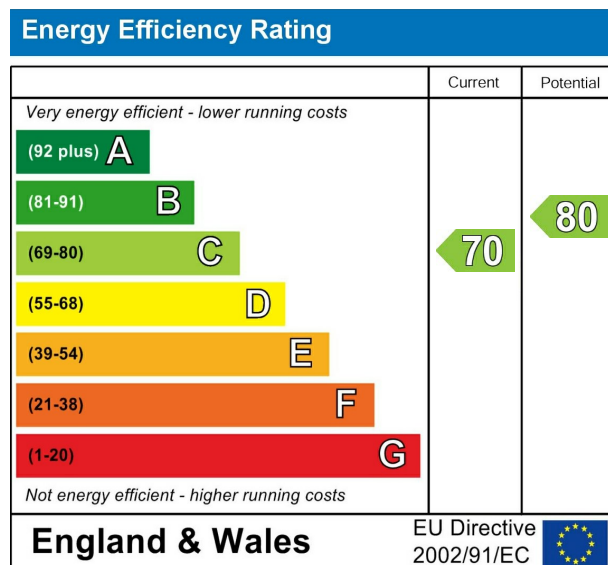


Floorplan





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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