







## **Accommodation**

A substantial three bedroom ground floor apartment, situated on an established and highly sought after development, consisting of just four properties and enjoying a lovely setting, overlooking Ripon cricket ground and being close to open countryside.

The modern apartment reveals a flexible and well maintained layout, with generous accommodation of approximately 1200 square foot in total. The space on offer makes it ideal for purchasers looking for the practicality of a low maintenance apartment, but not wishing to compromise on space.

Located just a short flat walk from the city centre, the property is ideally situated for access to Ripon's array of shops and amenities, with the benefit of not having to drive. Lovely countryside walks are also available on the doorstep, whilst the apartment is ideally placed for access to a number of schools, including the highly regarded Ripon Grammar School.

The main entrance door leads into the communal entrance hall, accessed with a telephone entry system. The private hallway offers storage and access to the utility room and further store cupboard. The good size lounge/diner enjoys a double aspect and double doors to the gardens. The breakfast kitchen comes fitted with a range of modern units and integrated appliances, whilst also housing the boiler. The spacious main bedroom offers a stylish ensuite shower room, whilst there are two further bedrooms, one double and a single. The bathroom completes the layout, part tiled and fitted with a modern white suite. The property is double glazed and it also benefits from gas central heating.

Externally the apartment is surrounded by beautifully maintained and well established grounds, whilst a patio directly outside the apartment, makes a lovely space to relax and unwind. Vehicle access is available to off street parking a single garage, part of a block of four.

Offered for sale with no onward chain, this highly desirable apartment is sure to prove popular with a range of purchasers and an early viewing is advised.



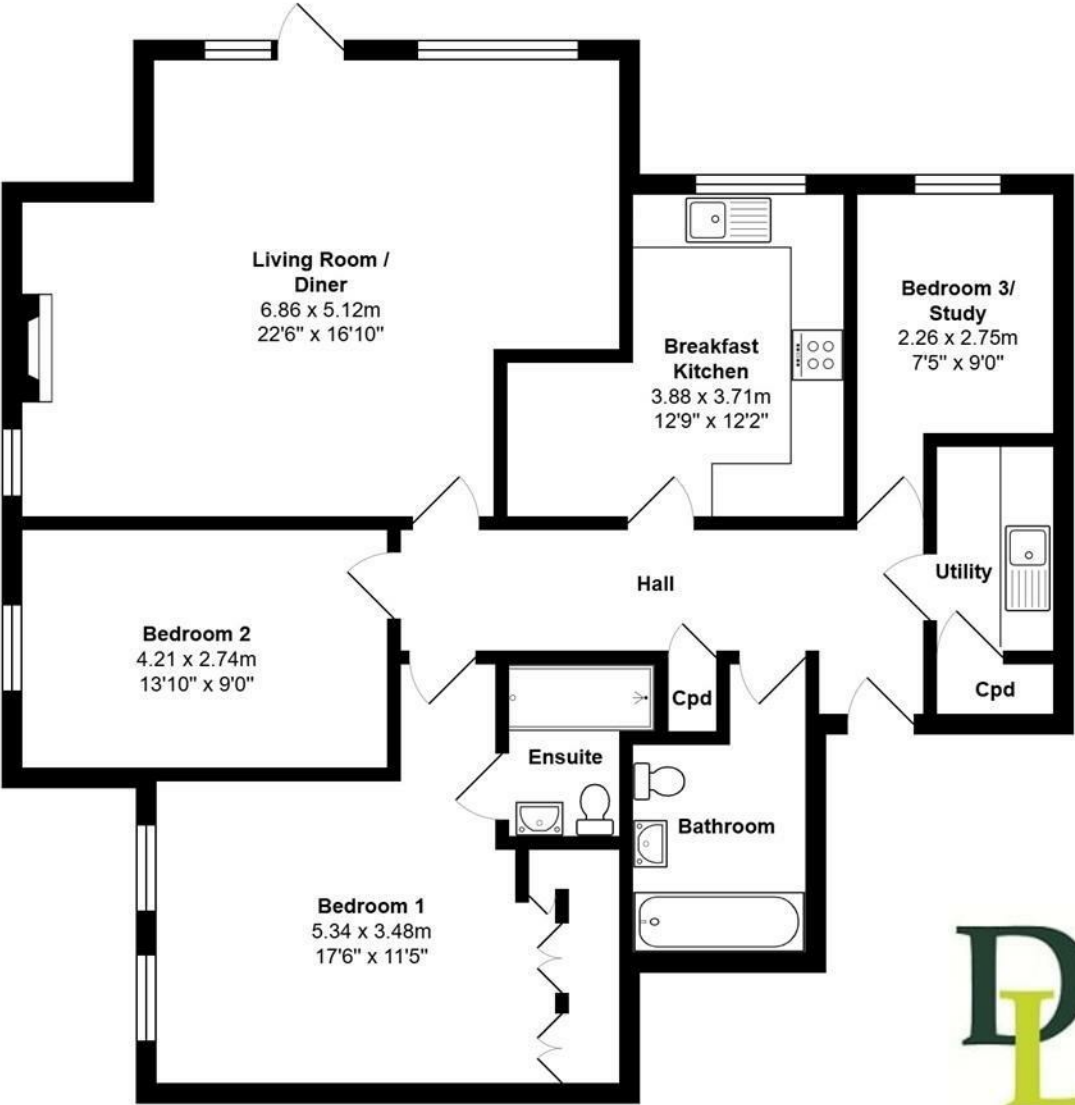








Floorplan











## EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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