









## **Accommodation**

Located on the popular north side of Ripon, just off Palace Road, this two bedroom upper floor apartment reveals a spacious and beautifully presented interior.

The apartment has been much improved in recent years and it has been meticulously maintained throughout, making it ready to move into. An ideal first time buyers property, the apartment is also sure to also appeal to buy to let investors and the retired.

On the ground floor there is a communal entrance hall with intercom access and stairs rising to the first floor. There is a private entrance hall with a good size store room, which also has plumbing for a washing machine. An open plan lounge/diner enjoys views over the grounds, whilst a stylishly fitted kitchen offers a range of modern fitted units, There is a good size main bedroom with fitted wardrobes, further double bedroom and the modern bathroom, fitted with a white suite including bath with shower over.

Externally the development is surrounded by well kept, private communal gardens. There are a number of seating options, outside clothes drying facilities and off street parking. The apartment also benefits from double glazing and modern electric heating, making for an energy efficient property.

An early viewing is advised to appreciate this affordable home, which offers a fantastic location and great value for money.

The lease has just been extended, now offering 170 years. The service charge is approximately £100 per month. This apartment is a council tax band B.

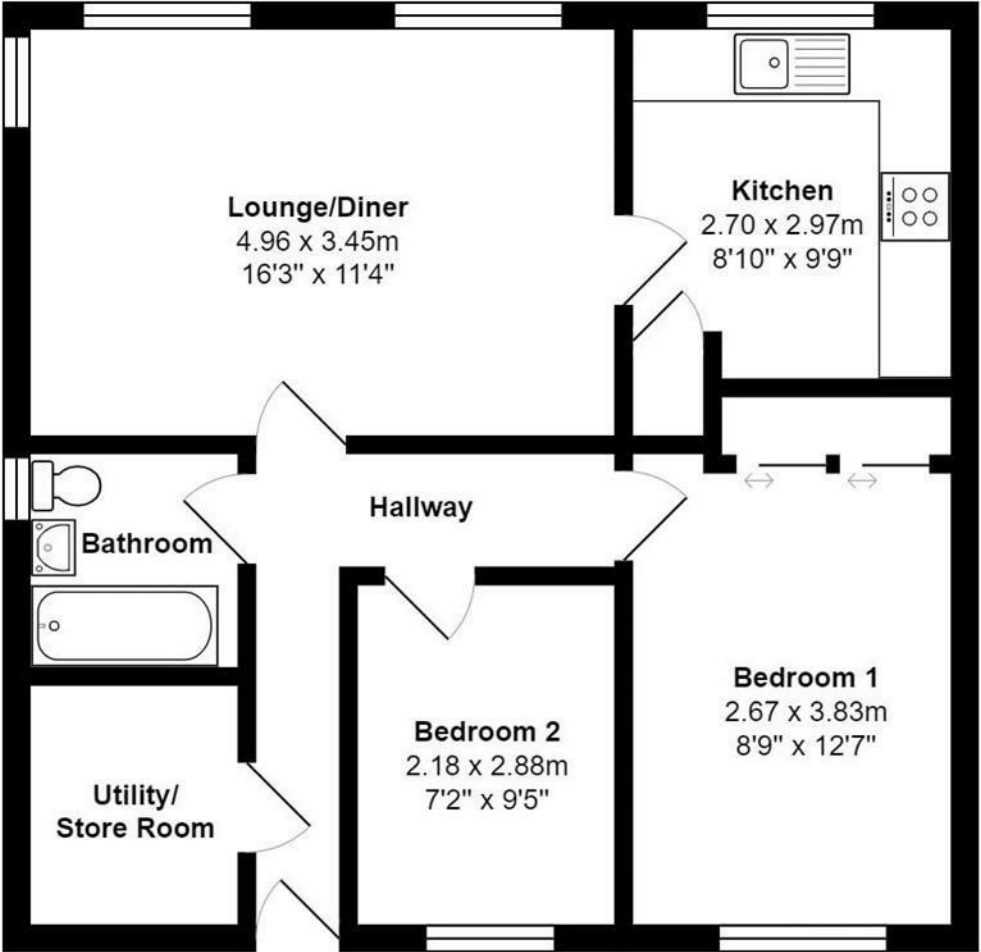






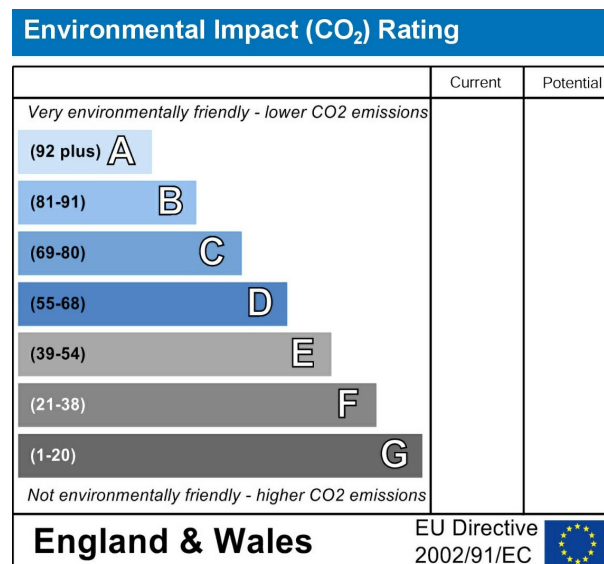
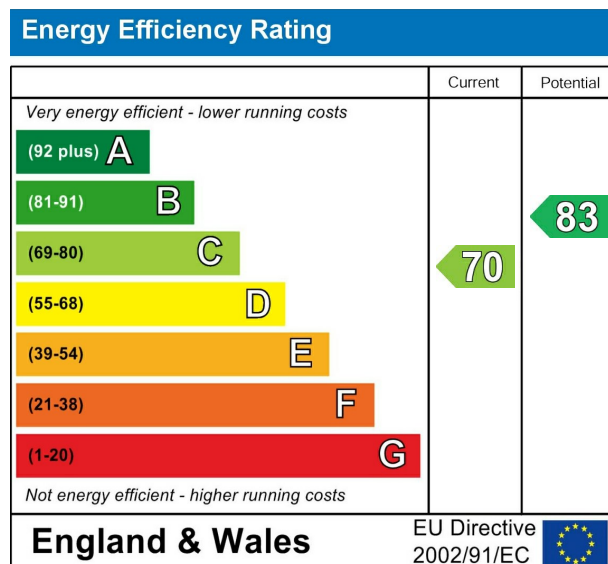


Floorplan





## EPC



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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