





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 second floor with lift access, the apartment enjoys the use of communal gardens and benefits from allocated parking. Revealing a neutrally decorated interior, the apartment feels light and airy throughout.

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 a Juliet balcony 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.

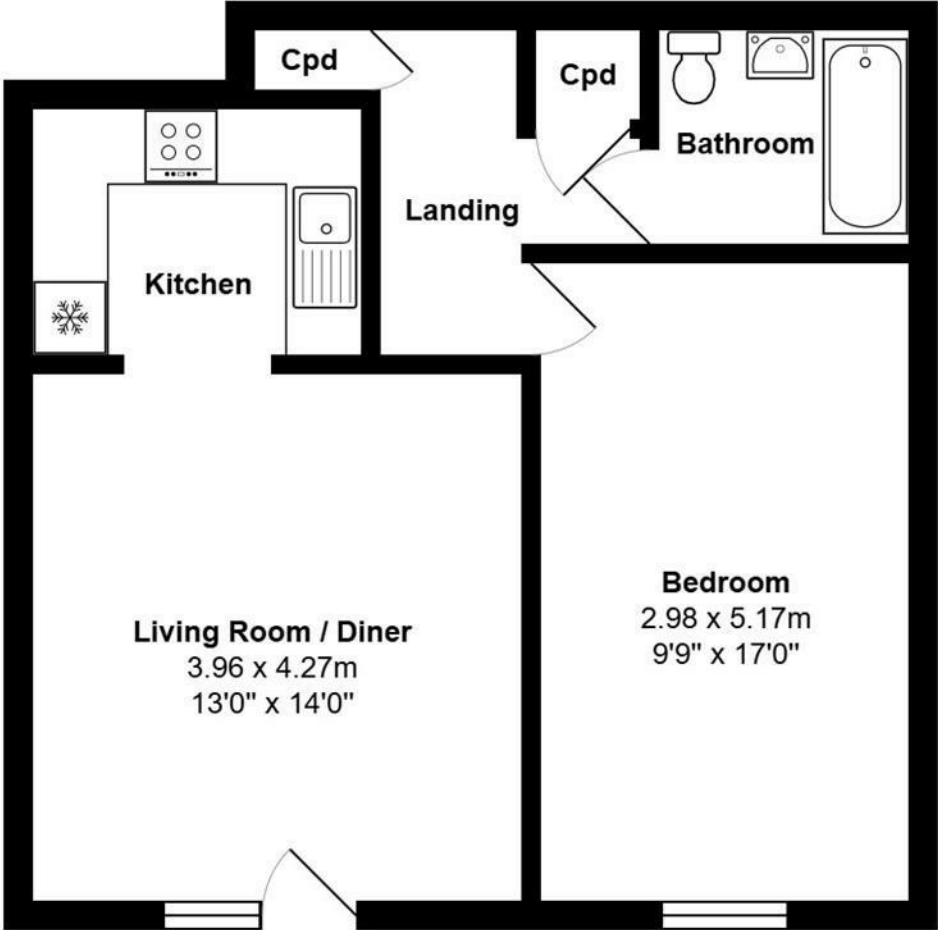
Located just a short walk from the city centre, the property is ideally situated, offering ease of access to the array of shops and restaurants that Ripon has to offer.

An early viewing is advised on this sought after apartment, which is sure to appeal to a range of purchasers.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

