





Accommodation

A neatly presented, two-bedroom maisonette apartment, situated on a small and highly regarded development, just a few seconds walk from the historic city centre.

The surprisingly spacious apartment is neutrally decorated and well-presented throughout, whilst also benefitting from secure parking to the lower level. There is open plan living and two bedrooms, plus a storeroom, which could be utilised as a further bedroom.

The property offers ease of access to all the amenities that Ripon has to offer, including Ripon bus station and the new Aldi and Marks and Spencer's supermarkets close by. Ripon itself is ideally located for commuters offering ease of access to the A19 and A1.

The apartment is accessed through a communal entrance hall, with intercom access, communal storage room and stairs leading to the secure parking area on the lower level.

Entering the apartment, there is a private entrance hall with stairs rising to the upper floor and two cupboards providing handy storage. The spacious kitchen/lounge/diner enjoys a lovely open aspect with views of trees and parkland to the rear, along with a feature fireplace and hardwood flooring. The kitchen is fitted with a variety of base and wall mounted units, tiled backsplash, and some appliances. Fully tiled, the bathroom completes the downstairs layout and is fitted with a white suite, including bath with shower and glazed screen over.

Upstairs, there is a spacious landing with storage cupboard providing space and plumbing for a washing machine, generous main bedroom, further single bedroom and a storeroom with pitched ceiling and skylight.

To the side of the building, a block paved parking area gives access to the underground parking, with electric roller access door. There are also additional guest parking spaces.

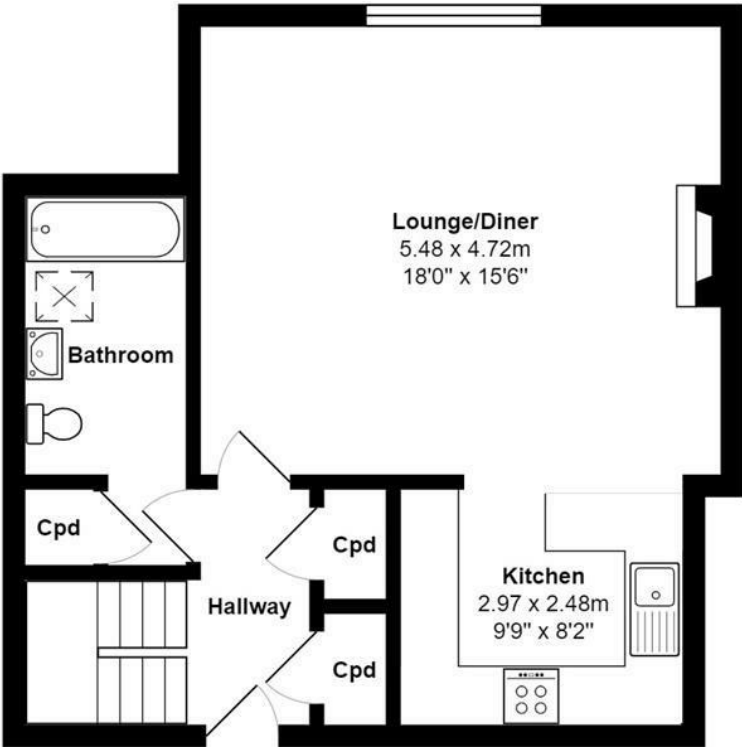
The property's central location would make it ideal for retirement living, whilst it is also sure to appeal to first time buyers and buy to let investors. The apartment benefits from gas central heating and double glazing, an internal viewing is advised on this spacious and quirky property.



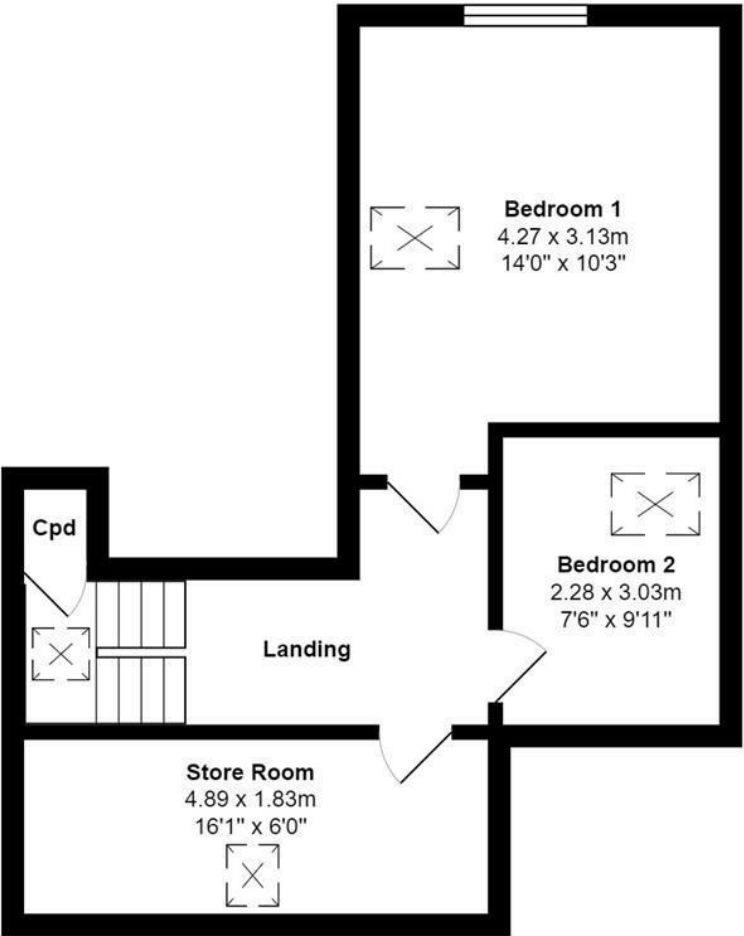


Floorplan

First Floor

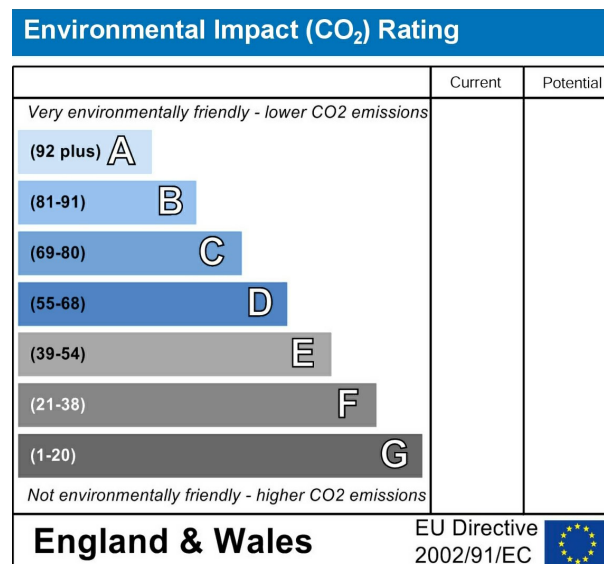
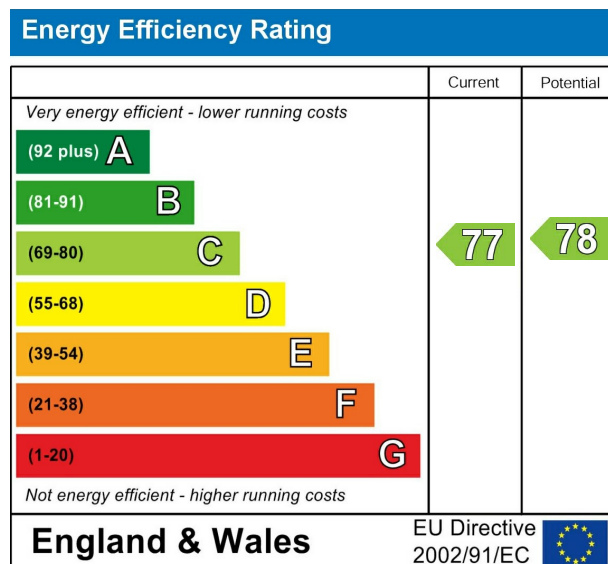


Second Floor





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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