





Accommodation

A neatly presented one bedroom ground floor apartment, situated in an idyllic development for residents aged 55 and over, just a short walk from Thirsk's shops and amenities. Positioned in a friendly community with affordable service charges, the property is sure to appeal to those looking for a retirement home or to downsize.

The apartment is ideally located for access to the centre of Thirsk, with shops and amenities just a short walk away. Transport links are also readily available, including regular bus services and Thirsk train station close by, along with the A19 and A1 a short drive away.

Entering the property, there is a spacious open plan living space with a large window flooding the room with natural light, also enjoying a lovely outlook over the communal courtyard. The kitchen is fitted with a variety of units and some appliances, including a ceramic hob and double oven, whilst there is space for a washing machine, dishwasher and small dining table. From the living space, there is a good sized double bedroom and a shower room, which is part tiled and fitted with a white suite, including a shower cubicle and vanity basin. Handrails have also been installed, ideal for those requiring accessible living. The apartment is double glazed throughout and benefits from gas central heating. Energy bills are also community collected, each property pays £148.00 each calendar month for utilities, along with £100.00 ground rent and £924.00 service charge annually, making the apartment cost effective.

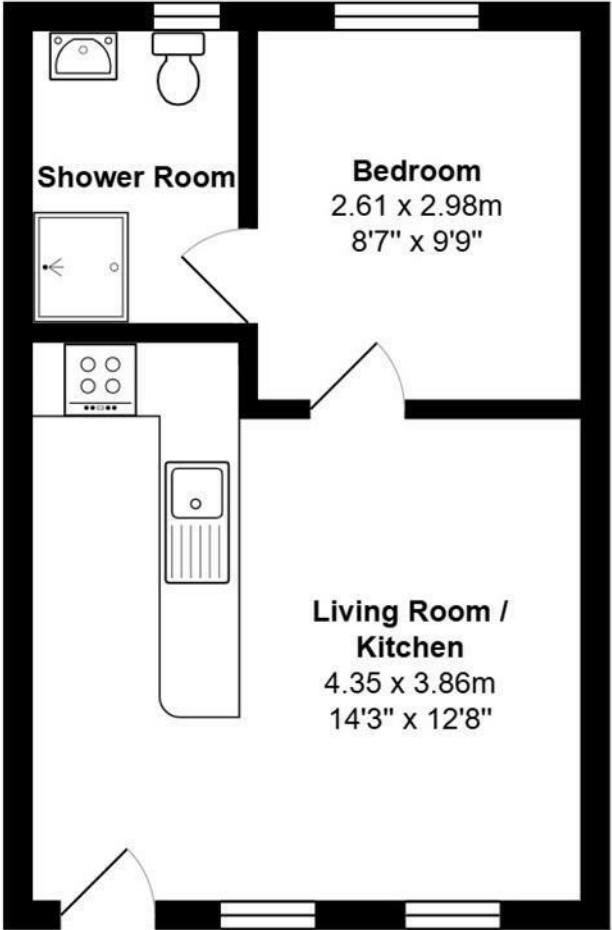
Externally, there is an allocated parking space for one vehicle and a beautifully kept communal courtyard garden. There is also a patio seating area surrounded by delightful stocked flowerbeds, perfect for enjoying the sun.

Neutrally decorated throughout with reasonable service charges, an early viewing is advised on this lovely home with a peaceful setting.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(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 - 01845 421010 - 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.

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