Davis Lund

84 Bondgate
Ripon
North Yorkshire
HG4 1QE

Guide Price £225,000

THE SHIP

Accommodation

An exciting new development of five apartments, situated in this fully renovated building, and within walking distance of Ripon's iconic city centre. Sympathetically converted with no expense spared, the apartments provide luxurious and stylish accommodation, whilst care has been taken to retain the building charm. With large windows throughout, the apartments feel particularly light and airy, so are sure to appeal to a variety of purchasers.

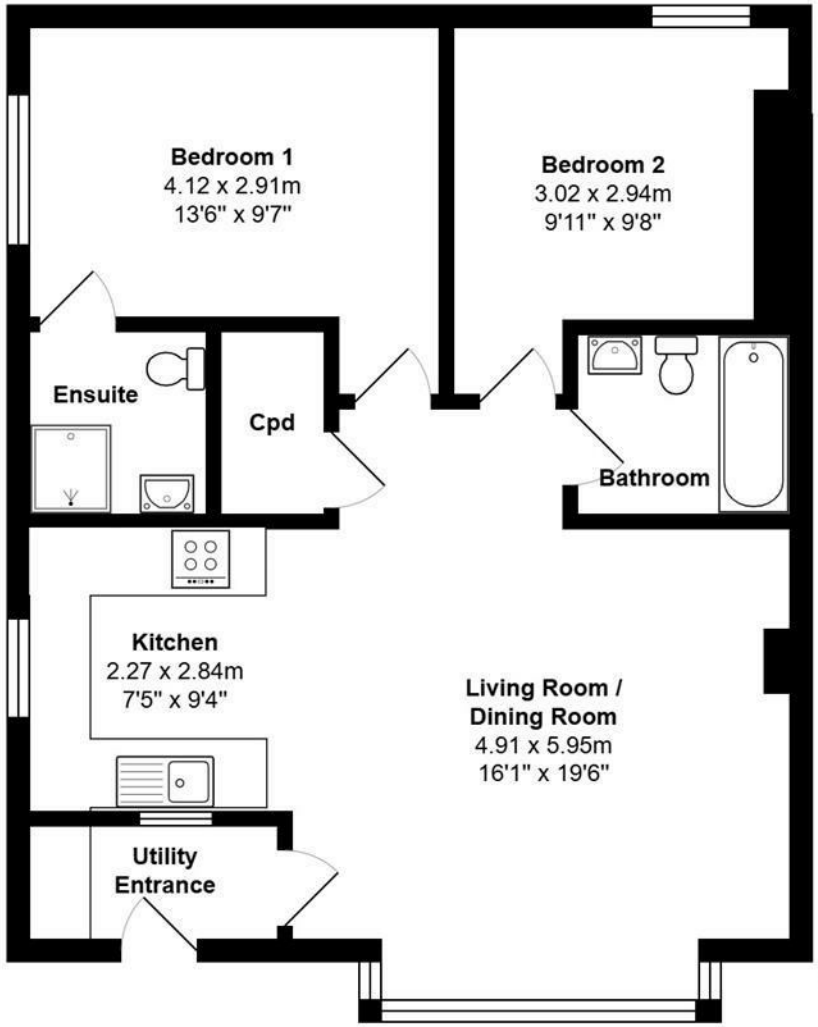
The apartments enjoy a superb location, situated close to the centre of Ripon, with amenities and restaurants just a few moment's walk away. They are also ideally placed for Ripon's leisure centre/swimming baths and the 36 bus route. Riverside walks are readily available, whilst the majestic cathedral is also seconds away. The properties also offer ease of access to the A1(M), ideal for commuters traveling both North and South.

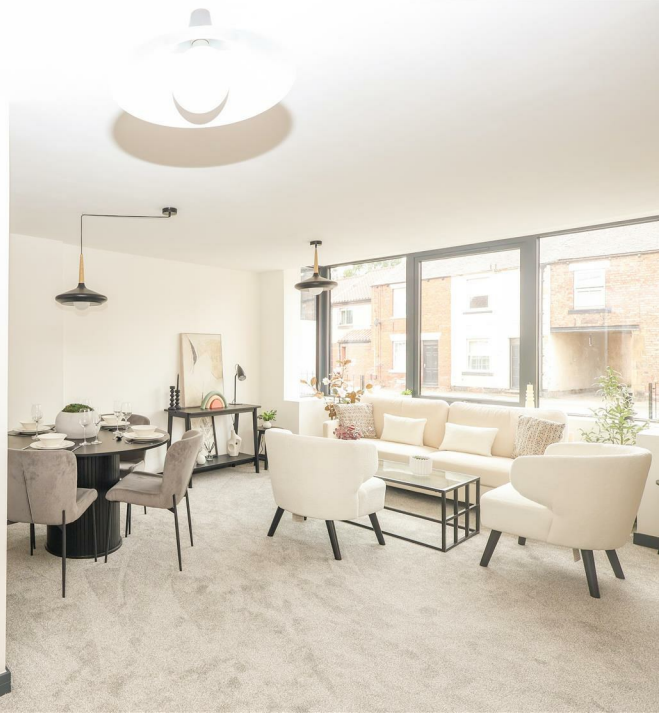
This spacious two bedroom ground floor apartment benefits from its own private entrance, which is rare. Allocated parking is provided to the front of the property, along with an EV charging point. With affordable service charges, the apartment is also being sold with a 10 year ABC warranty in place, providing luxury accommodation with the security most leasehold properties lack.

On entering the property through the main entrance door, there is an entrance hall fitted with modern units, providing a handy utility area. The living accommodation is a fantastic size, with a large cupboard, bay window and a double aspect, flooding the space with natural light. The kitchen is fitted with a range of stylish units and integrated appliances, including a fan oven, fridge-freezer, dishwasher, induction hob, extractor fan and LVT flooring. The main bedroom is a generous double with part tiled ensuite facilities, there is a further double bedroom and the bathroom, which is again part tiled and fitted with a white suite. Neutrally decorated throughout, the apartment presents an exciting opportunity for the purchaser(s) to tailor the property to their personal tastes. The property is double glazed throughout and benefits from modern electric heating.

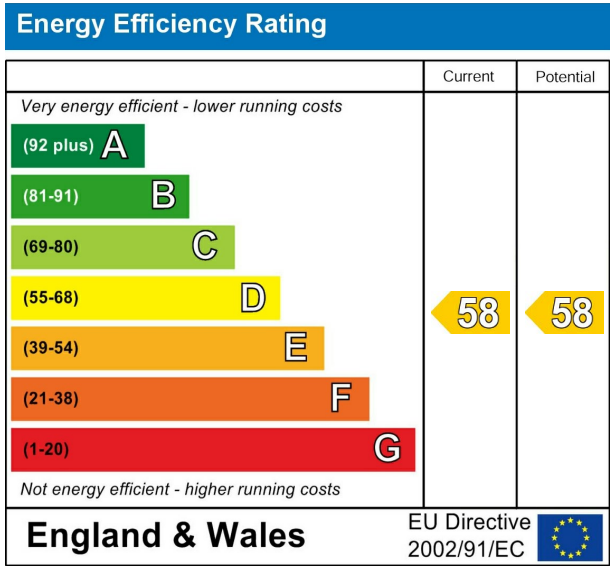
Apartments of this quality and finish are rare to market at this price point, whilst the apartment offers great value for money, for anyone looking for ground floor living, in comparison to bungalows and park homes in the area.

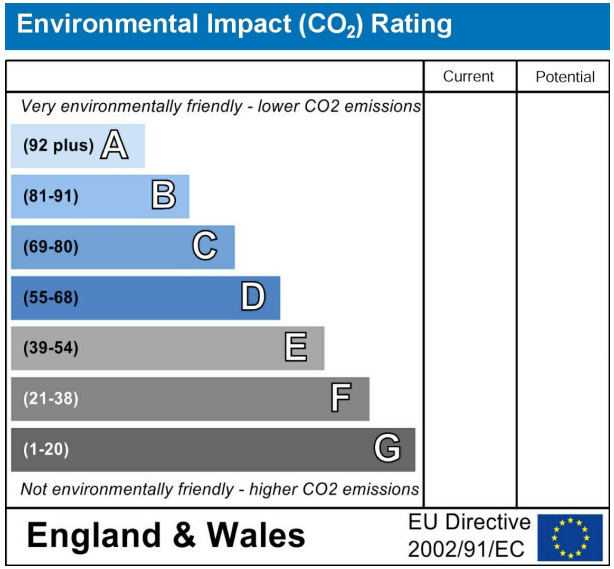
Floorplan


Bedroom 1
4.12 x 2.91m
13'6" x 9'7"
Bedroom 2
3.02 x 2.94m
9'11" x 9'8"
Ensuite
Cpd
Bathroom
Kitchen
2.27 x 2.84m
7'5" x 9'4"
Living Room /
Dining Room
4.91 x 5.95m
16'1" x 19'6"
Utility
Entrance



EPC





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