







## 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.

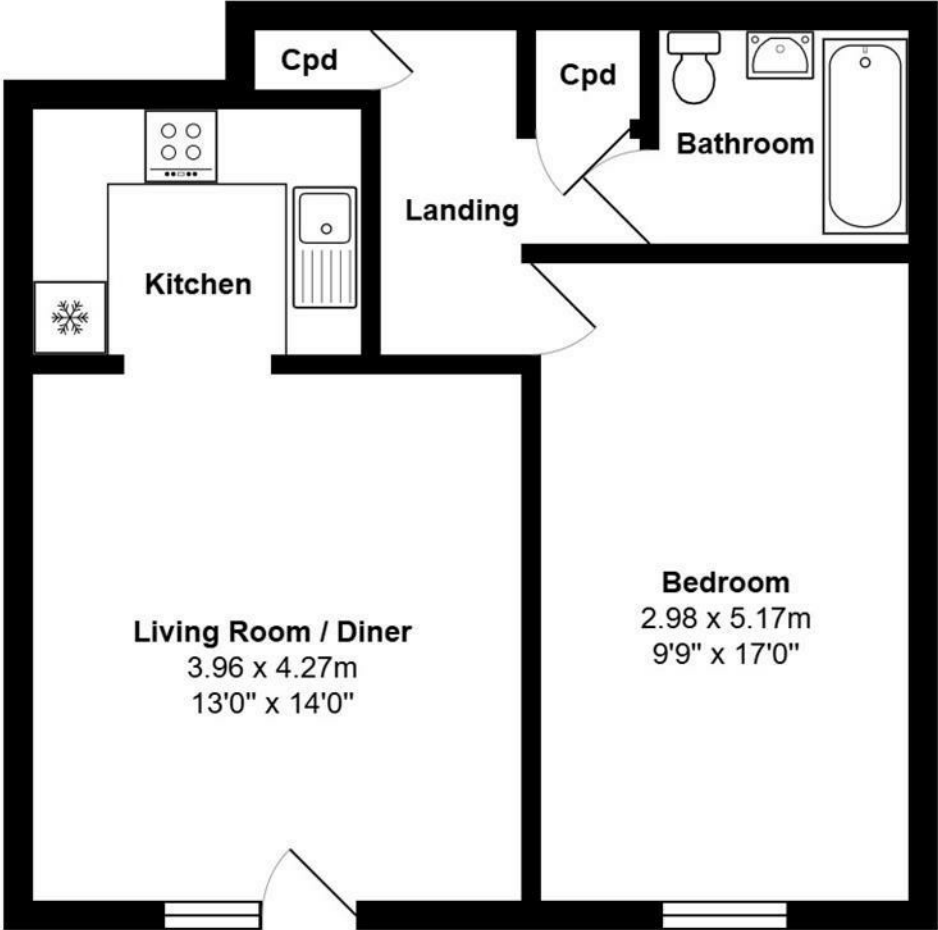








Floorplan









## EPC

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

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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