



The Red House 41 Palace Road, Ripon HG4
£480,000



JOPLINGS
Property Consultants



THE RED HOUSE 41 PALACE ROAD

£480,000

RIPON, HG4 1FA

A stunning bright and spacious first floor two-bedroom apartment, with a large, covered balcony offering views over the courtyard and village. This immaculate property offers superb accommodation and is in the Rosedale building, allowing easy access to all the communal areas and the formal gardens.

The superbly refurbished house has been created with everything you could wish for. Here you will find the exceptional communal facilities (comprising reception hall, lounge and bar, restaurant, library, hair and beauty salon, treatment room, hobbies room and gym). There are large windows, high ceilings and other original features throughout and the beautiful landscaped gardens are there for you to enjoy and relax in.

ACCOMMODATION

Entrance hall with spacious built-in store cupboard with full-height shelving; door leading to large lounge/dining area with door opening onto the balcony; fully-fitted kitchen with Zanussi integrated appliances, including eye-level oven, microwave, fridge, freezer, dishwasher, washer/dryer; master bedroom with French doors onto balcony, floor-to-ceiling fitted wardrobes and matching dressing table, access to large walk-in shower room; second bedroom with French doors onto balcony; separate bathroom with bath and shower attachment.

LOUNGE / DINING

25'3" x 15'5" (7.72m x 4.70m)

KITCHEN

13'9" x 7'10" (4.2m x 2.4m)

BEDROOM ONE

15'11" x 11'11" (4.87m x 3.64m)

EN-SUITE

7'10" x 5'10" (2.4m x 1.8m)

BEDROOM TWO

11'11" x 11'5" (3.65m x 3.48m)

BATHROOM

7'10" x 6'2" (2.4m x 1.88m)



OUTSIDE

The Red House has attractive and peaceful grounds and gardens spread over four acres, with generous outside terraces and seating areas, plus an area of raised beds for use by owners in the village in a delightful setting overlooking the lawns and woodland, the perfect place to exercise green fingers.

LOCAL AUTHORITY AND BANDING

Harrogate Borough Council. Band D

FEATURES

- * Fully integrated appliances
- * Contemporary Roca sanitaryware, storage unit
- * Anti-slip bathroom flooring in En-suite and Bathroom
- * Flooring, fitted carpets
- * CCTV and 24-hour on-site staffing
- * 1 1/2 hours per week of domestic help included
- * Electric gate and door entry controls and emergency call systems
- * Lift to all floors
- * Access to all communal areas

SERVICE CHARGE AND GROUND RENT

A service charge, currently £675.54 monthly / £8,106.51 annually is payable. This covers external buildings and maintenance, external cleaning of apartment windows, building insurance, refuse collection, all communal area maintenance, reserve fund, management fee, daily concierge service, garden and grounds maintenance, 24-hour on-site staffing 1 1/2 hours' domestic help a week.

In addition, ground rent of £500 per annum, payable in advance on 1 October each year and reviewed every five years in line with the Consumer Price Index from the start of the lease (22/08/18)





CHARGES WHEN LEAVING OR SELLING THE PROPERTY
A Deferred Development Payment of 6%, 8% or 10% of the selling price (occupancy of up to 1 year, 1 to 2 years and over 2 years respectively) is payable when leaving or selling the property. A sales Administration Fee of 1.8% of the selling price, plus VAT, is also payable. Further information is available from the Sales Team or the website, www.redhouseripon.com.

ENERGY PERFORMANCE

Energy efficiency rating 86%; environmental impact rating 86%. A copy of the full Energy Performance Certificate is available upon request.

NHBC

The property benefits from 10-year CRL Build Cover from 01/04/19. The CRL paperwork will be provided by the vendor(s) but a copy of the CRL's guide to this cover is available upon request.

VIEWING

Viewing is by appointment only.

JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers with offices in both Ripon & Thirsk.

DIRECTIONS

The Red House benefits from a tranquil and leafy environment but with proximity to the modern amenities and rich culture of Ripon City Centre, just over half a mile away. Ripon offers all the shops, cafes, restaurants and conveniences you'd expect from a city, including Booths Supermarket, Marks & Spencers Food Hall and Morrisons, whilst still retaining a unique character and charm.

For sports enthusiasts, the Ripon city Golf Club and Ripon Cricket Club are within easy reach and it's just two and a half miles to a lively day at the races.

If it's a more leisurely walk you're after, this is the perfect location to take in the stunning scenery of the Yorkshire Dales National Park, stopping at one of the many country pubs along the way.

Nidderdale, deservedly designated an Area of Outstanding Natrual Beauty, lies on the border of the National Park and is close to the World Heritage Site of fountains Abbey.





FLOOR PLANS

ROSEDALE C1.3

Total Area - 104.2m² / 1121ft²

Lounge / Dining
7.72m x 4.70m / 25'4" x 15'5"

Kitchen
4.20m x 2.40m / 13'9" x 7'10"

Bedroom 1
4.87m x 3.64m / 16'0" x 11'11"

Bedroom 1 Ensuite Shower
2.40m x 1.80m / 7'10" x 5'11"

Bedroom 2
3.65m x 3.48m / 12'0" x 11'5"

Bathroom
2.40m x 1.88m / 7'10" x 6'2"






FIRST FLOOR

Plans are not shown to scale and room dimensions are approximate, given at their maximum and are indicative only. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

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