



Apt 12 The Red House, Palace Road, Ripon, HG4 1FA
£2,300 Per Calendar Month

JOPLINGS
Property Consultants



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FIRST MONTH'S RENTAL FREE FOR ALL NEW TENANCIES STARTED BEFORE 31ST MARCH 2024.

A stunning one-bedroom apartment, located in the Jervaulx Building. The apartment offers easy access to the formal gardens and communal areas.

The superbly refurbished Red House has been created with everything you could wish for. Here you will find the exceptional communal facilities (comprising reception hall, lounge and bar, The Fountains Restaurant, library, drawing room, hair and beauty salon, 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.



- Retirement apartment
- One bedroom
- Parking (not allocated)
- Communal gardens
- Use of communal facilities
- 24-hour staffing
- 1.5 hours of domestic assistance per week
- All items listed under Features are included in the monthly rent, the Sales Team will provide full details
- EPC B

DIRECTIONS

Located on Palace Road just out of Ripon City Centre. Apartment 12, The Red House, 41 Palace Road, Ripon, HG4 1FA



PROPERTY

FEATURES

- * Buildings and property insurance
- * Parking
- * No ground rent
- * General maintenance
- * Building maintenance and repairs
- * Refuse collection
- * Servicing, maintaining and replacement of boilers
- * Garden and grounds' maintenance
- * Operation and maintenance of external lighting
- * Upkeep of estate roads and pathways
- * Servicing of CCTV, call systems, fire alarms and lifts
- * Door-entry control and emergency call systems to all properties
- * Electric gate accessed by fob entry
- * 24-hour staffing
- * Window cleaning
- * Heating, lighting, maintenance and cleaning of all communal areas
- * 1.5 hours of domestic assistance per week
- * Events calendar
- * Chefs and catering
- * Daily concierge service
- * Use of communal facilities

AGE RESTRICTION

At least one tenant must be over 55.

VILLAGE FACILITIES

You can enjoy all the communal areas (which include lounge, restaurant, bar, library, gym, craft/hobby room, beauty salon), a full calendar of social events and activities, the landscape gardens and access the 24-hour support services. (Please note that additional charges apply to meals and drinks in the restaurant and bar).

OUTSIDE

The Red House has attractive and peaceful grounds and gardens spread over four acres, with generous outside terraces and seating areas. There are also generous outside terraces and seating, overlooking the lawns and woodlands, as well as raised vegetable and flower beds for use by any green-fingered owners or occupiers.

RENT TO BUY

There is a rent to buy option available within the first 18 months of the tenancy.

OCCUPANCY

Single or dual occupancy.

GUESTS

Your family and friends are more than welcome to visit for a short stay with you in your home. The Red House also has a guest suite with an en-suite bathroom, TV and tea and coffee making facilities. There is a small nightly charge for this.

CAN I BRING MY PET?

We understand how important a pet can be, so you are welcome to bring a well-behaved pet to live with you in your property. There are certain terms and conditions which our sales teams are on hand to explain and we may require the property's carpets to be cleaned and/or any damage caused by your pet made good at the end of the tenancy.

DOMESTIC ASSISTANCE

Your 1.5 hours' house-keeping assistance may be used for cleaning, ironing or light errands, eg, shopping. Extra hours can be arranged on request but this will incur additional cost.

MOVE-IN ASSISTANCE

The Sales Team will be happy to assist you on your move-in day and ensure that you have everything you need. Some time will also be made available for you with our handyman, subject to booking. Three hours are provided free for all rental properties; extra time can be arranged on request but this will incur additional cost.

SUB-LETTING

Sub-letting is not permitted.

EXTERNAL ADVICE

Prospective tenants are strongly urged to seek independent financial advice to make sure that renting is the right option for them. Two such advisors will be put forward, or tenants can use another of their choice, and ERL will contribute up to £250 to any fee. Any further advice beyond this related to other matters will be at the tenants' own cost.

HOLDING DEPOSIT

A Holding Deposit of £500 is required to secure a rental property whilst necessary checks are carried out and documentation prepared. If the tenancy is approved and taken up, this deposit will be credited against the first month's rent.

TENANCY SECURITY DEPOSIT

A Security Deposit equivalent to one month's rent is payable to the Landlord before or at the start of the tenancy. This will be held in a government-approved deposit protection scheme and returned at the end of the tenancy, less permissible deductions if necessary.

UTILITIES

Electric, gas, water, broadband, telephone, council tax and TV licence are not included in the monthly rent.

LOCAL AUTHORITY AND BANDING

Harrogate Borough Council. Band C

ADDITIONAL INFORMATION

Please note the images used in our marketing are not specific to the available property.

VIEWING

Viewing is by appointment only.

OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m
Friday 9.00am - 5.00pm
Saturday 9.00 a.m - 1.00 p.m
Sunday Closed

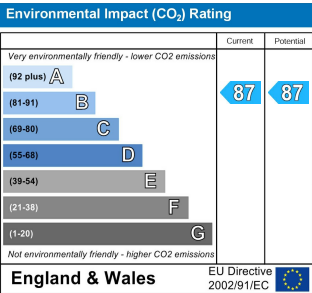
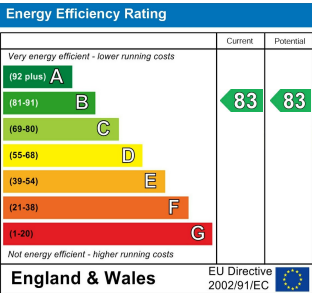
JOPLINGS INFORMATION

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

AREA MAP



ENERGY PERFORMANCE GRAPH



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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.