

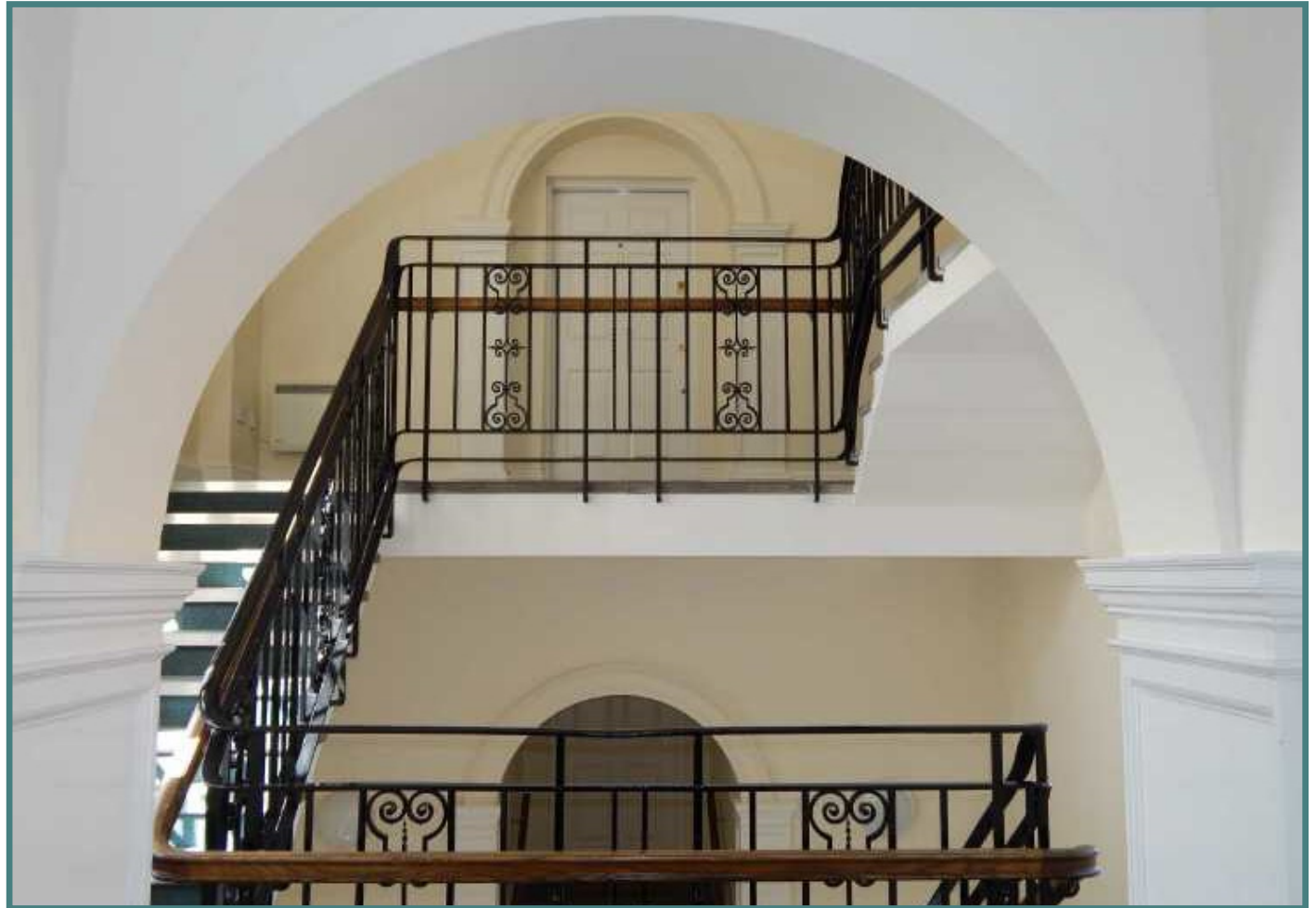
11 The Old College, Stevens Way, Ripon, North Yorkshire, HG4 2TQ



Guide price £219,950

A TWO BEDROOM Luxury Apartment situated in the original Grade II Listed Old College building surrounded by beautiful communal gardens. It is in excellent order throughout and is well situated close to Ripon City Centre, river walks and Ripon Tennis and Golf Club. The property also benefits from Secondary Glazing throughout.

The Accommodation Comprises: Hallway, Open Plan Lounge/ Dining Room/ Kitchen, Two Bedrooms (One Ensuite), House Bathroom. OUTSIDE - Private Parking, Visitor Parking Area and Children's Play Area.



DIRECTIONS

From Ripon City Centre proceed out on North Road, turning left at the Clock Tower onto Palace Road. Take the second left and then immediately left. Follow this road round and bear right. The car park for The Old College can be found on the left hand side. The entrance to the property is under the Archway on the left.

COMMUNAL ENTRANCE

Secure entry door leading to stairs rising to the second floor.

ENTRANCE HALLWAY 24'9" x 4'10" max (7.54m x 1.47m max)

Recessed lighting. Coving. Slimline wall mounted electric heater. Cupboard housing Santon Premier Plus Boiler and Consumer Unit. Secure telephone entry system. Smoke alarm. Security Alarm System.

OPEN PLAN LIVING/DINING/KITCHEN AREA

LIVING/DINING AREA 16'6" x 17'7" (5.03m x 5.36m)

Dual aspect Secondary Glazed Sash windows with picturesque views of the Old College communal grounds. Coving. TV and BT point. Night storage heater. Built in Storage Cupboard.

KITCHEN AREA 11'10" x 10'8" (3.61m x 3.25m)

Secondary Glazed Sash window to the Front. Coving. A range of oak wall and base units with co-ordinating work surface over. Stainless steel single drainer sink unit with mixer tap. Stainless

steel electric fan assisted oven and ceramic hob with stainless steel extractor canopy and splash back. Integrated fridge, freezer, washing machine and dishwasher. Recessed lighting. Slimline wall mounted electric heater.

STUDY AREA 13'6" x 4'9" (4.11m x 1.45m)

Secondary Glazed Sash windows to the Rear. Recessed lighting. Coving. Slimline wall mounted electric heater.

MASTER BEDROOM 18'5" x 8'10" max (5.61m x 2.69m max)

Secondary Glazed windows to the Front. Coving. Slimline wall mounted electric heater.

EN-SUITE SHOWER ROOM 7'0" x 6'9" (2.13m x 2.06m)

Secondary Glazed window to the Front. White suite comprising: low level WC, pedestal wash hand basin with mixer tap. Part tiled walls. Fully tiled shower cubicle with fixed Bristan shower. Ladder style towel rail. Extractor. Fan heater. Recessed lighting. Shaver socket.

BEDROOM TWO 14'11"max x7'4"max (4.55m x 2.24m)

Secondary Glazed windows to the Rear. Coving. Slimline wall mounted electric heater.

HOUSE BATHROOM 10'4" x 7'3" max (3.15m x 2.21m max)

Secondary Glazed window to the Rear. White bathroom suite comprising; low level WC, pedestal wash hand basin with mixer tap. Panelled bath. Part tiled walls. Ladder style towel rail. Recessed lighting. Extractor. Fan heater. Electric Shaver Point.

OUTSIDE

Allocated Parking Space
Additional Visitor Parking
Attractive Communal Gardens
Children's Play Area

VIEWINGS

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694800.

SERVICES

Mains Water
Electricity
Drainage

COUNCIL TAX

Council Tax Band C

ADDITIONAL INFORMATION

Management Fee which includes Building Insurance, Community Building Repairs, Electricity for Communal Areas - £1340 payable over 10 months
Ground Rent - £125 p.a.
Grounds Maintenance - £130 p.a.

OPENING HOURS

RIPON Monday -Friday 9.00 a.m - 5.30 p.m
Saturday 9.00 a.m - 4.00 p.m
Sunday Closed

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.





IMPORTANT NOTICE

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statements of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

Any areas, measurements or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Joplings has the authority to make or give any representation or warranty whatsoever in relation to this property or these particulars not enter into any contract relating to the property on behalf of the vendor. We have not inspected the deeds to the property and therefore any reference or inference to boundaries, rights of way etc. are subject to confirmation.

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10 North Street, Ripon, North Yorkshire, HG4 1JY T: 01765 694800 F: 01765 694801
sales@joplings-ripon.co.uk www.joplings.com