

PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 1 – The Lodge
- The Red House, 41 Palace Road, Ripon, HG4 1FA
- 2 Bedroom Cottage
- Leasehold (150 years from 22/08/2018)
- £525,000 (Other charges apply)



Description

A superb refurbished two-bedroom cottage, measuring 110sqm (1,184sqft), featuring a private south facing patio with bistro table and chairs, overlooking stunning mature communal gardens. This immaculate property includes carpets throughout and is situated in The Stables area.

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

Private front door leading to entrance hall with built-in store cupboard, stairs leading to the first floor with an Acorn Stairlift; downstairs WC comprising toilet, sink, radiator, mirrored cabinet with light, large storage cupboard and underfloor heating; lounge area with bay window to the front, archway leading to the kitchen; fully-fitted kitchen with integrated appliances, including eye-level oven, microwave, fridge, freezer, dishwasher, island with cupboards under; dining area with French doors leading out to the private patio; first floor, large bedroom to the front with bay window; large second bedroom to the rear; shower room comprising shower cubical, toilet, sink, heated towel rail, underfloor heating and demist mirror.

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|---------------|--------------|------------------|
| ■ Lounge | 4.41 x 4.20m | 14' 6" x 13' 9" |
| ■ Kitchen | 4.59 x 3.70m | 15' 1" x 12' 2" |
| ■ Dining Room | 3.06 x 2.89m | 10' 1" x 9' 6" |
| ■ WC | 2.27 x 1.75m | 7' 5" x 5' 9" |
| ■ Bedroom 1 | 4.41 x 4.22m | 14' 6" x 13' 10" |
| ■ Bedroom 2 | 3.71 x 3.24m | 12' 2" x 10' 8" |
| ■ Shower Room | 2.80 x 2.53m | 9' 2" x 8' 4" |

Outside

The property has its own private patio area.

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.

Location

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, cafés, restaurants and conveniences you'd expect from a city, including Booths Supermarket, Marks & Spencer Food Hall, and Morrisons Supermarket, 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 Natural Beauty, lies on the border of the National Park and is close to the World Heritage Site of Fountains Abbey.

Local Authority and banding

Harrogate Borough Council, Band E.

Features

- Fully-integrated appliances
- Contemporary sanitaryware
- Anti-slip bathroom flooring in ensuite and bathroom
- Flooring, anti-slip wood effect fitted flooring and all blinds included
- CCTV and 24-hour on-site staffing
- 1½ hours per week of domestic help included
- Electric gate and door entry controls and emergency call systems
- Lifts to all floors
- Access to all communal areas

Service charge and ground rent

A service charge, currently £790.00 monthly/£9,480.00 annually, is payable. This covers external buildings and maintenance, external cleaning of apartment windows, buildings insurance, refuse collection, all communal area maintenance, reserve fund, management fee, daily concierge service, garden and grounds maintenance, 24-hour on-site staffing, 1½ hours' domestic help a week.

Ground rent of £606.12 per annum is currently payable to ERL (Red House Ripon) Limited on all properties for which the original leases were granted before 1 April 2023.

In addition, ground rent is payable in advance on 1 October each year and reviewed every five years in line with the Consumer Price Index. The next review will be 1 January 2028.

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 1.5% 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 88%. A copy of the full Energy Performance Certificate is available upon request.

CRL

The property benefits from 10-year CRL Build Cover from 01/04/2019. 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

By appointment only.

Please contact the Sales Office on 01765 647312.

Opening hours: Monday to Friday, 10am to 4pm.



The Red House Building (front)



Restaurant in The Red House



Bedroom



Second Bedroom



Bathroom



The Lodge



The Red House Building



The Lodge