
PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 35 – The Red House
- The Red House, 41 Palace Road, Ripon, HG4 1FA
- 2-Bedroom, Large First Floor Apartment
- Leasehold (150 years from 22/08/2018)
- £480,000



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's 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 Natural Beauty, lies on the border of the National Park and is close to the World Heritage Site of Fountains Abbey.

Description

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 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.

See floor plan attached or download from link on website under *Properties*.

■ 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 En-suite	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"

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 ensuite and bathroom
- Flooring, fitted carpets
- 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 £643.68 monthly / £7,724.16 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.

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 1.5% 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 86%. A copy of the full Energy Performance Certificate is available upon request.

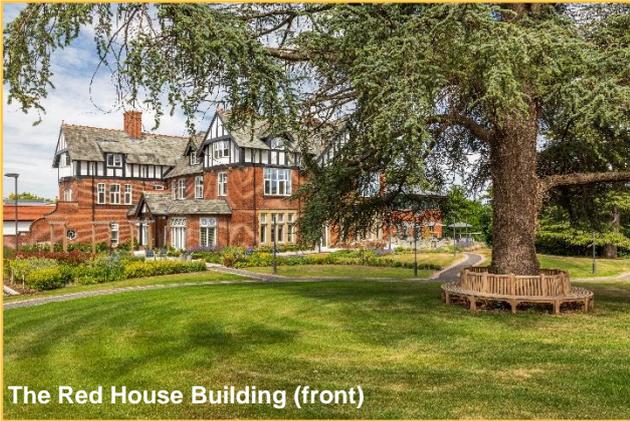
NHBC

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

By appointment only.

Please contact the Sales Office on 01765 647312, Monday to Friday, 9am to 5pm; Sat 10am to 4pm.



The Red House Building (front)



Apartment 35 Lounge



Apartment 35 Lounge and Dining



Apartment 35 Kitchen



Apartment 35 Balcony



Apartment 35 Master Bedroom



Apartment 35 Guest Bedroom



Apartment 35 En-suite