

PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 38 – The Red House
- The Red House, 41 Palace Road, Ripon, HG4 1FA
- 1-Bedroom, first floor apartment with south facing views
- Leasehold (125 years from 22/08/2018)
- £410,000



Description

A superb one-bedroom, first floor apartment, with stunning views over the gardens, which is one of the largest one beds in the complex at 91.8m² (988ft²). This immaculate property includes all carpets and is located in The Red House Building. The apartment offers easy access to the formal gardens and communal areas. Renovation of The Red House was completed in 2019.

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 built-in store; door leading to lounge/dining/kitchen areas; large lounge area with stunning views overlooking the gardens; kitchen with integrated appliances, including eye-level oven, microwave, fridge, freezer, dishwasher, washer/dryer – all appliances are Zanussi; dining area next to kitchen; large bedroom off main hallway; large bright shower room with underfloor heating, demist mirror and heated towel rail.

■ Lounge/Dining	8.74m x 5.24m	28'8" x 17'2"
■ Kitchen	3.00m x 3.00m	9'10" x 9'10"
■ Bedroom 1	4.70m x 4.45m	15'5" x 14'7"
■ Shower Room	2.72m x 2.09m	8'11" x 6'10"

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.

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, Morrisons Supermarket, and a cinema, 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 D.

Features

- Fully-integrated Zanussi appliances
- Contemporary Roca sanitaryware
- Anti-slip bathroom flooring in Shower room
- Flooring, fitted carpets 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 £565 monthly/ £6,780 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 82%; environmental impact rating 82%. 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.

Opening hours: Monday to Friday, 9am to 5pm; Saturday 10am – 4pm.



The Red House Building (front)



Restaurant in The Red House



Apartment Lounge



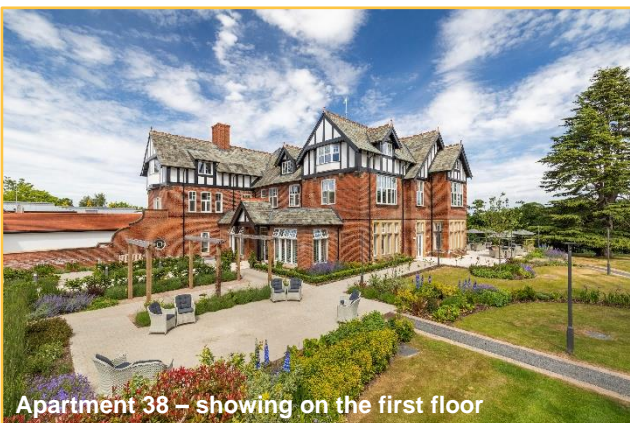
Apartment Dining Area



Apartment Bedroom



Apartment Kitchen



Apartment 38 - showing on the first floor



Apartment Lounge and Dining Area