

---

## PROPERTY PARTICULARS

---

### Pre-owned apartment offered for re-sale:

- Apartment 41 – The Red House
- The Red House, 41 Palace Road, Ripon, HG4 1FA
- 2-Bedroom, second floor penthouse apartment
- Leasehold (150 years from 22/08/2018)
- £675,000



### 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 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.

### Description

A superb 'Penthouse' two-bedroom, second floor apartment, with stunning views over the village and gardens, which is the largest in the complex at 161.1m<sup>2</sup> (1,743ft<sup>2</sup>). This immaculate property includes Amtico parquet flooring, bespoke fitted bookcases in the living area and floor-to-ceiling fitted wardrobes in both bedrooms. Located in The Red House Building, this 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 spacious built-in store; large double doors leading to lounge/dining/kitchen areas with fitted book cases in the lounge and office area; fully-fitted kitchen with island, integrated appliances, including eye-level oven, microwave, fridge, freezer, dishwasher, washer/dryer; dining area off the kitchen; large main bedroom with floor-to-ceiling fitted wardrobes; large walk-in shower room; second bedroom with floor-to-ceiling fitted wardrobes and a spacious storage cupboard. The designer curtains (except those in the second bedroom), blinds and light fittings, and two spectacular chandeliers in the lounge, are included.

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

■ Kitchen/Dining	6.55m x 3.10m	21' 6" x 10' 2"
■ Lounge	10.23m x 5.01m	33' 7" x 16' 11"
■ Bedroom 1	4.70m x 4.45m	15' 5" x 14' 7"
■ Bedroom 1 Ensuite	2.79m x 2.23m	9' 2" x 7' 4"
■ Bedroom 2	4.87m x 3.65m	16' 0" x 12' 0"

## 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 E.

## Features

- Fully-integrated appliances
- Contemporary Roca sanitaryware, storage unit.
- Anti-slip bathroom flooring in ensuite and bathroom
- Flooring, fitted carpets, curtains (excluding bedroom 2), blinds and light fittings are 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 £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.erl.uk.com](http://www.erl.uk.com).

**Energy performance**

Energy efficiency rating 83%; environmental impact rating 83%. 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; Saturday and Sunday, 10am to 4pm.



The Red House Building (front)



The Red House Building (rear) and Communal Patio



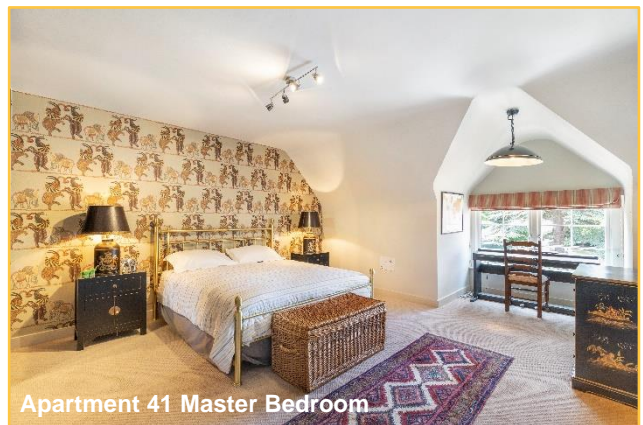
Apartment 41 Lounge



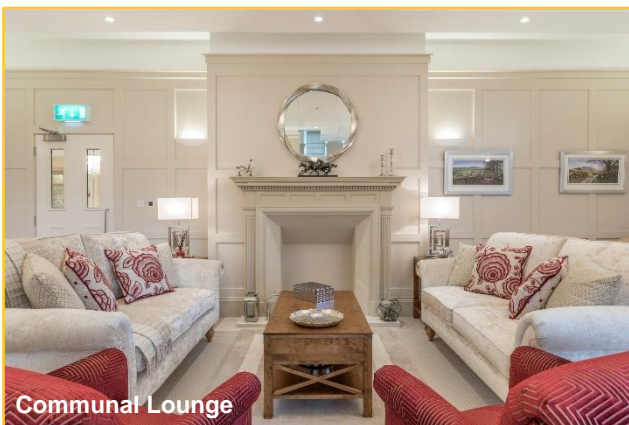
Apartment 41 Dining Area



Apartment 41 Kitchen



Apartment 41 Master Bedroom



Communal Lounge



Reception Hall in The Red House

Apartment 41 is the top floor of The Red House Building shown above.