

## PROPERTY PARTICULARS

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

- Apartment 56 – The Red House
- The Red House, 41 Palace Road, Ripon, HG4 1FA
- 2 bedroom, large penthouse apartment
- Leasehold (150 years from 22/08/2018)
- £675,000 (Other charges apply)



### Description

A stunning two-bedroom penthouse apartment, with a separate study/third bedroom and a large wrap-around balcony offering views over the Village and Ripon Cathedral. This immaculate property includes all carpets and is located in the Richmond Building. The apartment offers easy access to the formal gardens and communal areas.

The superbly refurbished Red 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 cupboard; lounge/dining area with door opening onto the balcony; kitchen with integrated appliances, including eye-level oven, microwave, fridge/freezer, dishwasher, washer/dryer; master bedroom with French doors to balcony; access to large walk-in shower/wet room with mirrored cupboard; good size second bedroom; study/third bedroom; separate bathroom with bath and shower over.

■ Lounge/Dining	7.25m x 4.65m	23'9" x 15'3"
■ Kitchen	3.95m x 3.10m	13'0" x 10'2"
■ Bedroom 1	5.62m x 3.00m	18'5" x 9'10"
■ Bedroom 1 Ensuite	3.00m x 1.85m	9'10" x 6'1"
■ Bedroom 2	3.88m x 3.10m	12'9" x 10'2"
■ Study	3.39m x 3.10m	11'1" x 10'2"
■ Bathroom	2.70m x 2.55m	8'10" x 8'4"

## 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, Ripon Cricket Club, Ripon RUFC and the new Leisure Centre 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 appliances
- Contemporary Roca sanitaryware, storage unit
- Anti-slip bathroom flooring in ensuite and bathroom
- 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 £675.54 monthly/£8,106.51 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 (22/08/2018).

**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](http://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 08/10/2019. 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, 9am to 5pm; Saturday 10am to 4pm.



Richmond Building (front)



Balcony



Balcony



Lounge/Dining Area



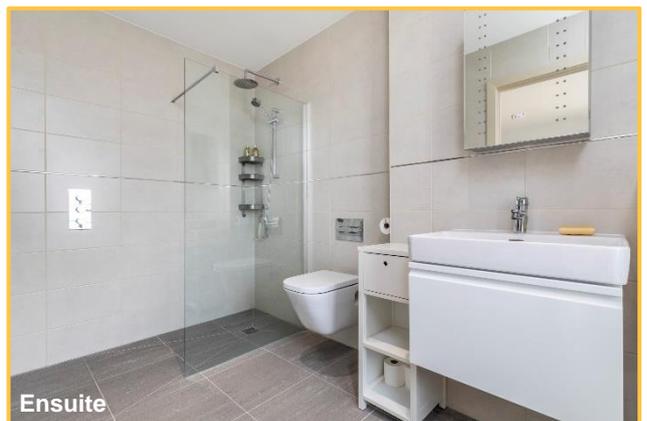
Kitchen



Master Bedroom



Study/Third Bedroom



Ensuite