



College Court, Steven Way, Ripon, HG4 2TJ

£149,950

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Ideal for owner-occupiers or potential buy-to-let investors, the Old College development remains one of Ripon's most impressive and sought after residential addresses. The design ethos of the purpose-built apartments sympathetically compliments the original grade II listed buildings and have carried over many attractive features including spacious communal areas, elegant proportions and the use of natural light.

This particular apartment enjoys a secure and enviable ground floor position with the rare advantage of additional private access via doors leading directly from the sitting room to the communal gardens.

Maintained to a high standard and immaculately presented throughout, this could be an ideal investment property or home for those who appreciate low maintenance living without compromising on quality, practicality and every modern convenience one could reasonably expect.





From the impressive and spacious communal entrance area and 'inner-hall' area, open the 'front' entrance door and step into a spacious and welcoming reception hall with an impressive tiled floor, security entryphone system, useful storage cupboard and a further cupboard housing the hot water system. Continue into the main living area and your eyes are immediately drawn to the twin (and fully inward opening) almost full height windows with Juliet balconies opening onto the communal garden, adding to the feeling of light and space. The attractive open-plan design allows for various configurations so you can create a relaxed or sociable living environment. The well-planned kitchen area offers a range of units, plenty of workspace and features a range of integrated appliances together with attractive dark tiled flooring.

The spacious double bedroom has a window with a pleasant aspect to the communal garden, and a wardrobe providing excellent storage space. Finally, the smartly appointed bathroom has an attractive modern white suite including a bath with tiled surround and shower over, wash basin and toilet, contrasting with the dark tiled flooring.

There is an allocated car-parking space and ample visitor parking is provided. Residents can choose between steps or a ramp for access to the communal entrance.



The outstanding grounds of the old college are not only its defining feature... the expansive lawns, wild woodland areas, well-maintained parking areas and footpaths, are a source of pride for the incumbent residents. It is worth taking time to explore and discover why this peaceful yet conveniently located haven is so popular.

From the impressive grounds there are various footpaths and access points leading to Ripon city centre, all following pleasant routes that make leaving the car at home and walking to the many cafes and shops a pleasure. Ripon has a vibrant and historic city centre with a wide choice of amenities situated around a picturesque market place. Those who enjoy the outdoors or sporting activities are well-served by countryside walks, popular cycle routes and a range of first class sporting facilities. Commuters and regular travellers appreciate the ease of access to the motorway network and regular bus services.

Tenure & Charges

Leasehold with an original term of 125 years from 2004.

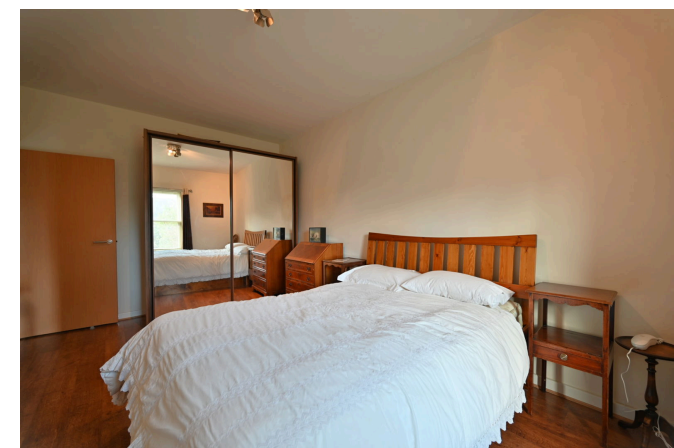
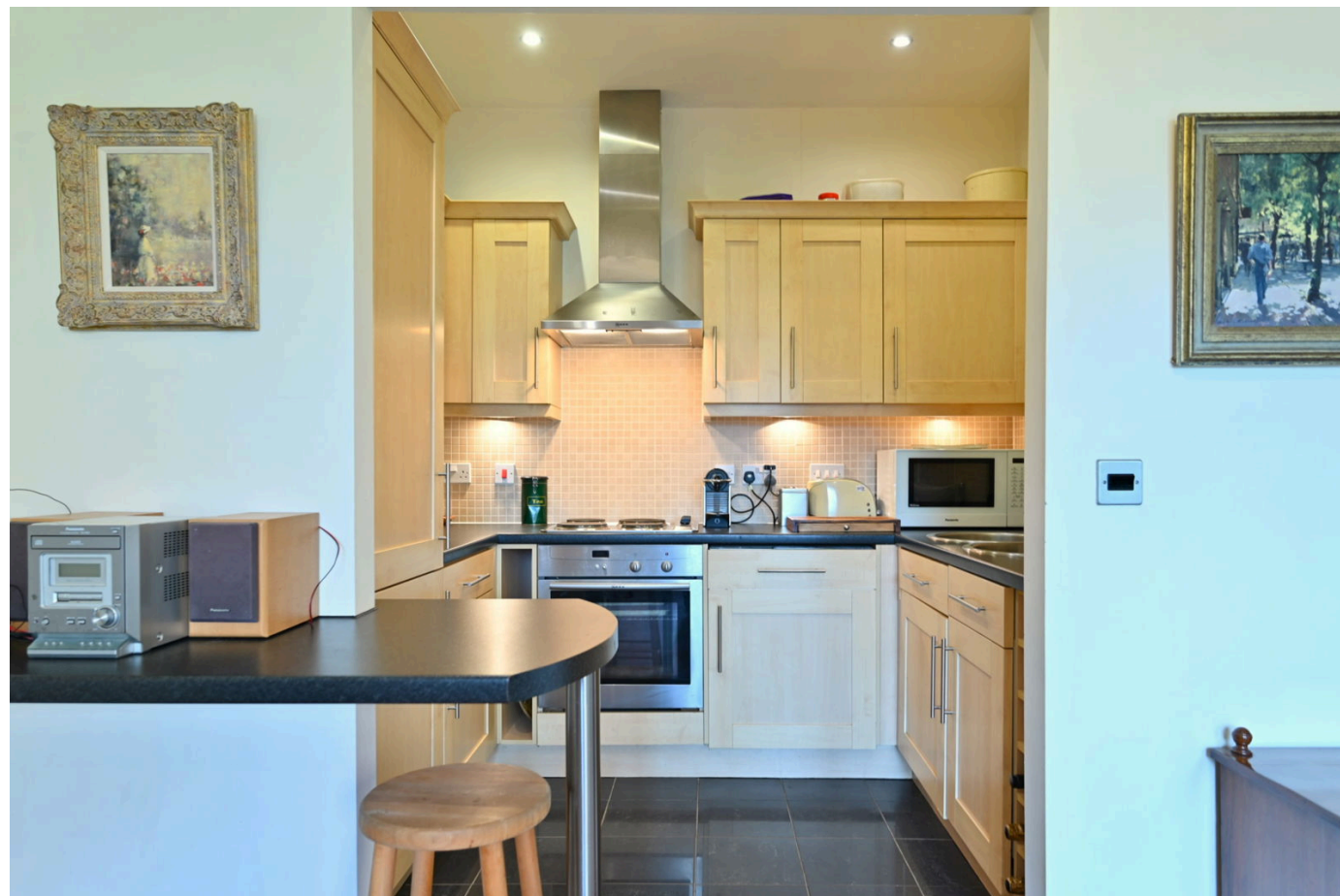
CCRL £986 per annum as of 2023 (Service charge).

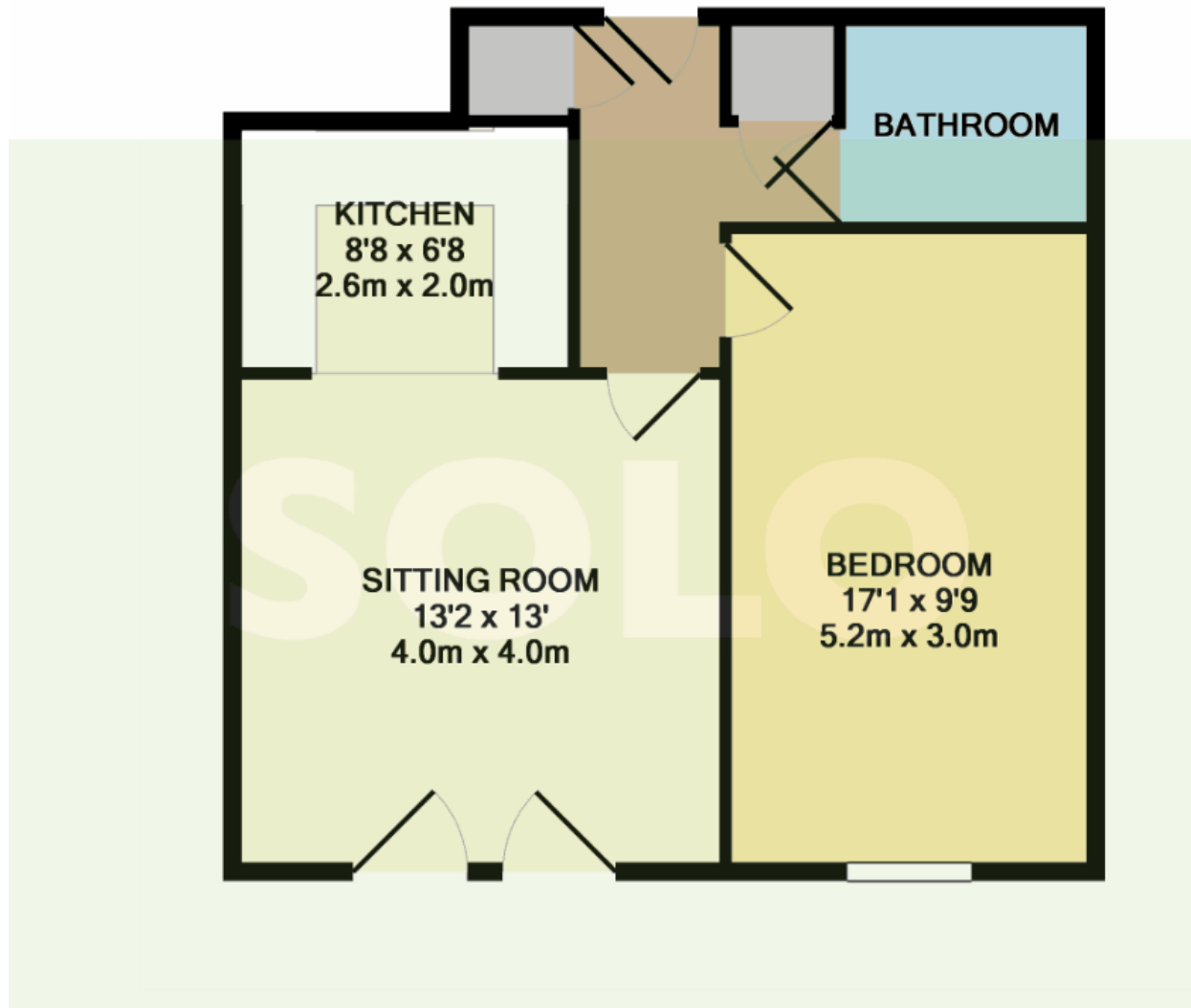
Scanlan's £275 per annum (Grounds).

Ground rent £150 per annum.

Total £1411 per year. Monthly charges work out £117.58.

Council Tax Band A





TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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