



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



59 Rowan Court Long Street, Thirsk, YO7 1GD  
Price Guide £89,000

## 59 Rowan Court Long Street, Thirsk, YO7 1GD

An opportunity to purchase this well-de signed second floor one bedroom apartment in Rowan Court, Thirsk. Built by the award-winning McCarthy & Stone company, this property is offered with no onward chain and is priced to attract attention. PLEASE NOTE: This property is leasehold and are awaiting final details.

### Rowan Court

Rowan Court development is located within walking distance of Thirsk town centre comprising of 62 flats constructed in 2006 by the award-winning McCarthy & Stone.

There is also resident management staff and Careline alarm service available. The on-site facilities include a residents lounge, laundry room, guest facilities and also large and well-maintained gardens which are easily accessible.

We have also been informed that there are regular social activities which may be an ideal introduction to meet other residents. It may also be worth noting that both cats & dogs generally accepted (subject to terms of lease and landlord permission).

With a shop and bus stop near to building, the town centre is a short distance away for all amenities.

Please note

### AGE LIMIT

60 years of age or such other age as the landlord may in its discretion permit. The joint age restriction is 55 years of age, or such other age or combined age, as the landlord may in its discretion permit.

### Property Description

For the residents of McCarthy & Stone there is communal lounge & gardens, laundry & waste facilities, on site manager & connection to care line if required.

This one bedroom apartment is located to the second floor and can be accessed via stairs or by lift. Entering the apartment is an entrance hall which provides access to the living room, double bedroom, shower room and a useful storage cupboard. The living room has television and telephone point and also provides access to the kitchen via timber glazed French doors.

The kitchen is well fitted including a selection of base and wall units, a stainless steel sink, an integrated hob and oven and an integrated fridge and freezer.

The double bedroom has fitted wardrobes and will allow freestanding furniture, such as bedside tables and also a dressing table. Completing the home is the shower room which has a step in large shower cubicle, w.c, wash hand basin sink, storage cupboards and a tiled surround.

Throughout the apartment there are a number of electric storage heaters and there is also an electric water heater.

Lease:

We have been informed that the lease for the home is set at 125 years from the date of construction 2006.

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### Management Fees:

We understand are the following

Ground Rent £394.00 per annum

Maintainance £ 2807.00 per annum

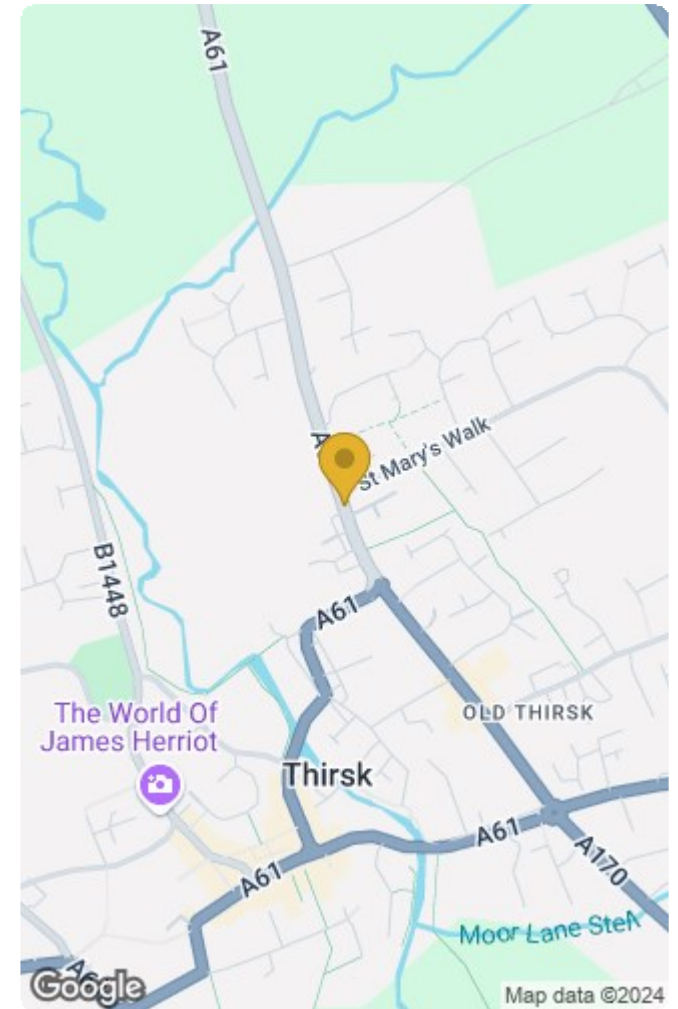
Council Tax: Band TBC

EPC: TBC

EPC Link: TBC

### Disclaimer

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Tel: 01845 525112 Email: [sales@lukemiller.co.uk](mailto:sales@lukemiller.co.uk) [www.lukemiller.co.uk](http://www.lukemiller.co.uk) 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA

