



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**15 Rowan Court, Thirsk, YO7 1GD**  
**Price Guide £89,000**



## 15 Rowan Court, Thirsk, YO7 1GD

**\*\*NO ONWARD CHAIN\*\***

An opportunity to purchase this well-designed GROUND 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.

### The Property

Rowan Court development is located within walking distance of Thirsk town centre. This thriving market town offers a range of facilities, shops, two doctors surgeries and access routes both North and South by road or rail.

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 ground floor and is located very close to the main entrance.

Entering the apartment into the reception hall, there is access to the living room, double bedroom, shower room and useful storage cupboard.

The living room has television and telephone points and also provides access to the kitchen via timber glazed French doors. There is ample space allocated for a small dining table and chairs and also access directly into the gardens offering a pleasant and private view point.

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 bedroom is a double room with fitted wardrobes and completing the apartment is the shower room which comprises a shower cubicle, toilet and wash basin.

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

Externally, the maintained gardens are well stocked and offer a pleasant area to stroll, sit and enjoy its surroundings.

According to the vendor the Ground Rent £197.50 Biannually Management Fee £1515.80  
Lease : 125 years#  
Lease Expires 2131  
Time left 107 years

### The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular

racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:  
The Spa town of Harrogate (22 miles)  
Historic York (21 Miles)  
Leeds ( 30 Miles) and  
Teesside (23 Miles)

Thirsk has the following excellent rail connections:  
TransPennine Express to York, Leeds and Manchester  
and the Grand Central Train line giving direct access to  
London Kings Cross in under 2 ½ hours.

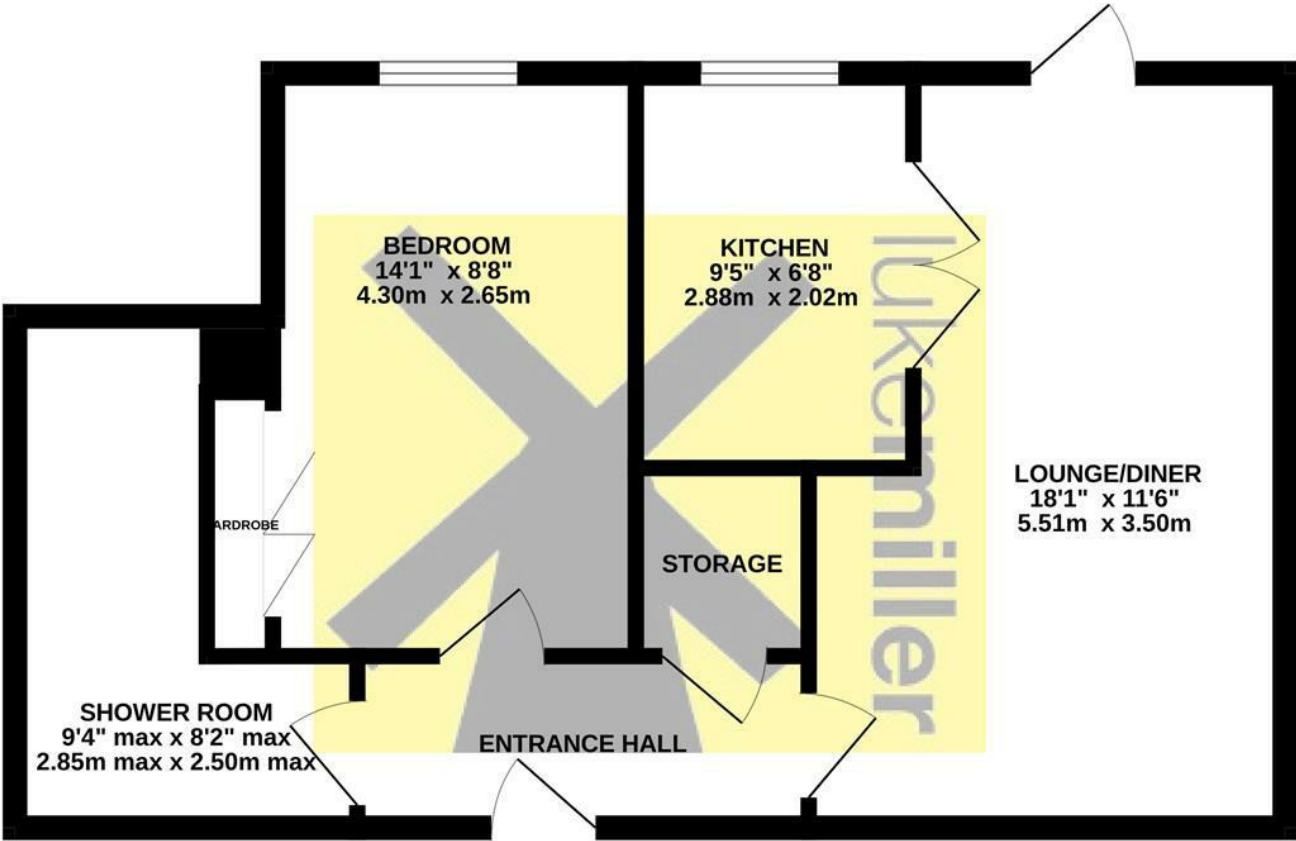
The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

### Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material ( trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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