



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



24 Rowan court Long Street, Thirsk, YO7 1GD
Offers Invited £87,000

This spacious one-bedroom ground floor apartment is presented in pristine condition and features a patio accessible from the living room. It includes a double bedroom with built-in wardrobes, a contemporary fully equipped kitchen, and a shower room. To truly appreciate the beauty and quality of this apartment and its development, viewings are strongly advised.



The Property

Rowan Court is a retirement community designed for individuals over the age of 60, conveniently located within walking distance of Thirsk Town Centre, offering easy access to transportation and shopping amenities. It provides complete independence for residents, with staff available and a 24-hour emergency call system if needed.

The on-site house manager ensures smooth operations during working hours, and the service charge encompasses all external maintenance, gardening, landscaping, external window cleaning, building insurance, water rates, and security systems. The charge also covers energy costs in the homeowners' lounge and other shared spaces.

Entrance Hall - The welcoming entrance hall includes a walk-in storage/utility cupboard with a hot water cylinder and shelving, illuminated light switches, an apartment security door entry system with intercom, and an emergency call system. Doors lead to the bedroom, living room, and bathroom.

Living Room With Patio - This airy living/dining room boasts a double-glazed patio door with side windows that open onto a paved patio area. It includes TV compatibility, and raised electric point, power sockets. The room is finished with fitted carpets and modern, energy-efficient wall-mounted panel heaters.

Kitchen - The contemporary kitchen features a tiled floor, matte white wall and base units with contrasting countertops, and integrated appliances such as an oven, a ceramic four-ring hob with a splashback, a concealed stainless extractor hood and a fridge/freezer.

Bedroom - The large, well-appointed double bedroom comes with built-in wardrobes, providing ample storage space.

Bathroom- Fitted with a step in shower, bidet, w.c, wash hand basin sink, tiled surround, extractor fan and also an emergency pull cord.

Service Charge (Breakdown) -

- Cleaning of communal windows
- Water rates for communal areas and apartments

- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

The Property is Leasehold

Leasehold Term: 125

Created: 1/7/2006

Expires: 30/6/2131

Years Remaining: 107

Service Charges review: £1515.80 payable every 6 months (March & Sept)

Ground Rent Review: £197.50 Payable every 6 months (March & Sept)

Council: North Yorkshire

Council Tax Band: B

EPC: B

E P C L i n k <https://find-energy-certificate.service.gov.uk/energy-certificate/7234-8620-0409-0603-2202>

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.

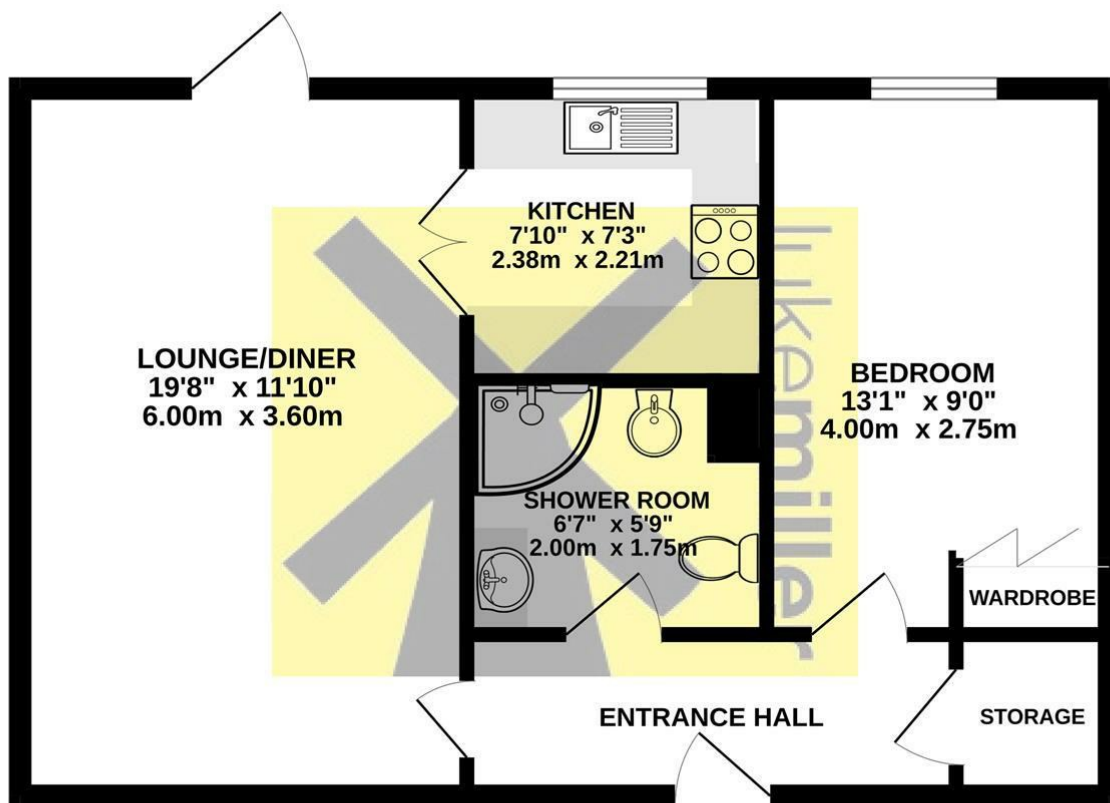
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Disclaimer

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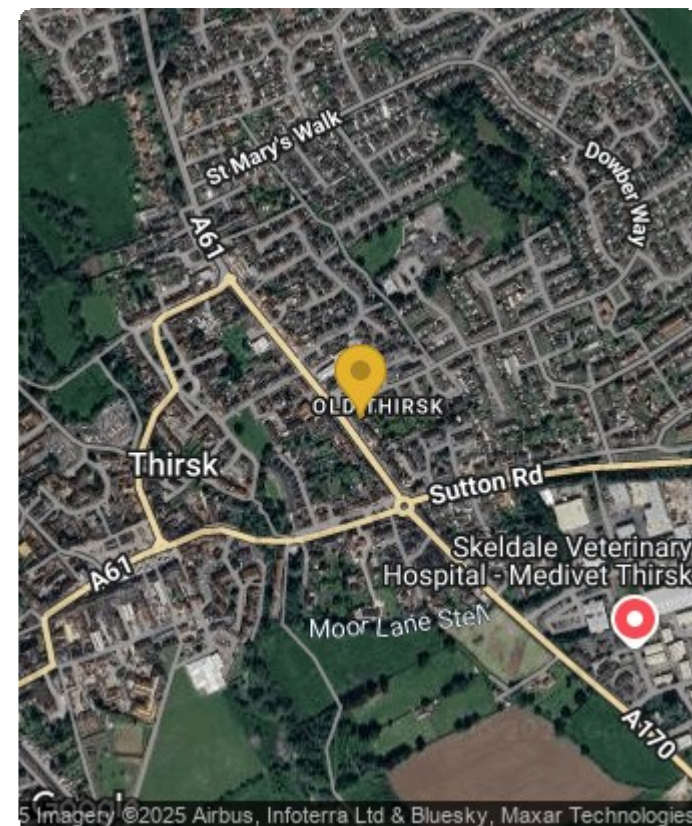






GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.

TOTAL FLOOR AREA: 526 sq.ft. (48.8 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 buyer. 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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