



**28 Rowan Court
Thirsk
North Yorkshire
YO7 1GD
Price Guide £122,500**



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

This well-presented two-bedroom first-floor apartment offers a fantastic over-60s lifestyle. Its excellent location provides easy access to local shops and the town centre. Inside, you will find a bright living room with Juliet balcony, a fitted kitchen, and a modern shower room. Residents also benefit from communal gardens and a welcoming community with optional social activities.



The Property

On entering the apartment, a welcoming reception hall provides access to the majority of rooms as well as a large storage cupboard, ideal for household items or everyday essentials.

The living/dining room is a particularly good size, easily accommodating both a lounge suite and a dining table. Double doors open to a Juliette balcony, bringing in natural light and offering pleasant views across the carefully maintained communal gardens.

From here, further double doors lead into the kitchen. Fitted with a range of base and wall units, the kitchen provides excellent storage, good countertop space, and a selection of integrated appliances. A window to the side elevation ensures natural ventilation and light.

The apartment includes two well-proportioned bedrooms. The main bedroom features fitted wardrobes, providing ample storage, while the second bedroom offers flexibility for use as a guest room, study, or hobby space.

The shower room is smartly designed with a step-in shower cubicle, a wash hand basin set within a vanity unit offering additional storage, and a WC. The walls are tiled for a practical and easy-to-maintain finish.

Externally, residents enjoy access to landscaped communal gardens, complete with wide, level pathways for ease of movement and quiet seating areas to relax. The setting strikes a balance between privacy and community, with optional organised activities available for those who wish to take part.

This apartment provides a practical and comfortable home within easy reach of everyday amenities, offering a good combination of space, convenience, and a supportive environment.

The property is leasehold
Council: North Yorkshire
Tax Band: C
EPC: C
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3500-7722-0722-0024-3493>

Heating: Electric

Rowan Court

Rowan Court is a retirement development for those over 60 years of age, located within walking distance of Thirsk Town Centre with easy access to transport and shopping facilities. Whilst offering total independence to owners, there will be staff on hand and a 24hr emergency call system if required.

The house manager is on site during working hours ensuring everything runs smoothly and be assured that the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs in the homeowners lounge and other communal areas are also covered in the service charge. For peace of mind the development has a 24-hour emergency call systems.

Additional Services

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 years
Created: 2006
Expires: 2131
Years Remaining: 105

Service Charges review: £2307.96 (paid twice per annum)
Ground Rent Review: £230.00 paid twice a year.

Water is included within the service charges.

Disclaimer

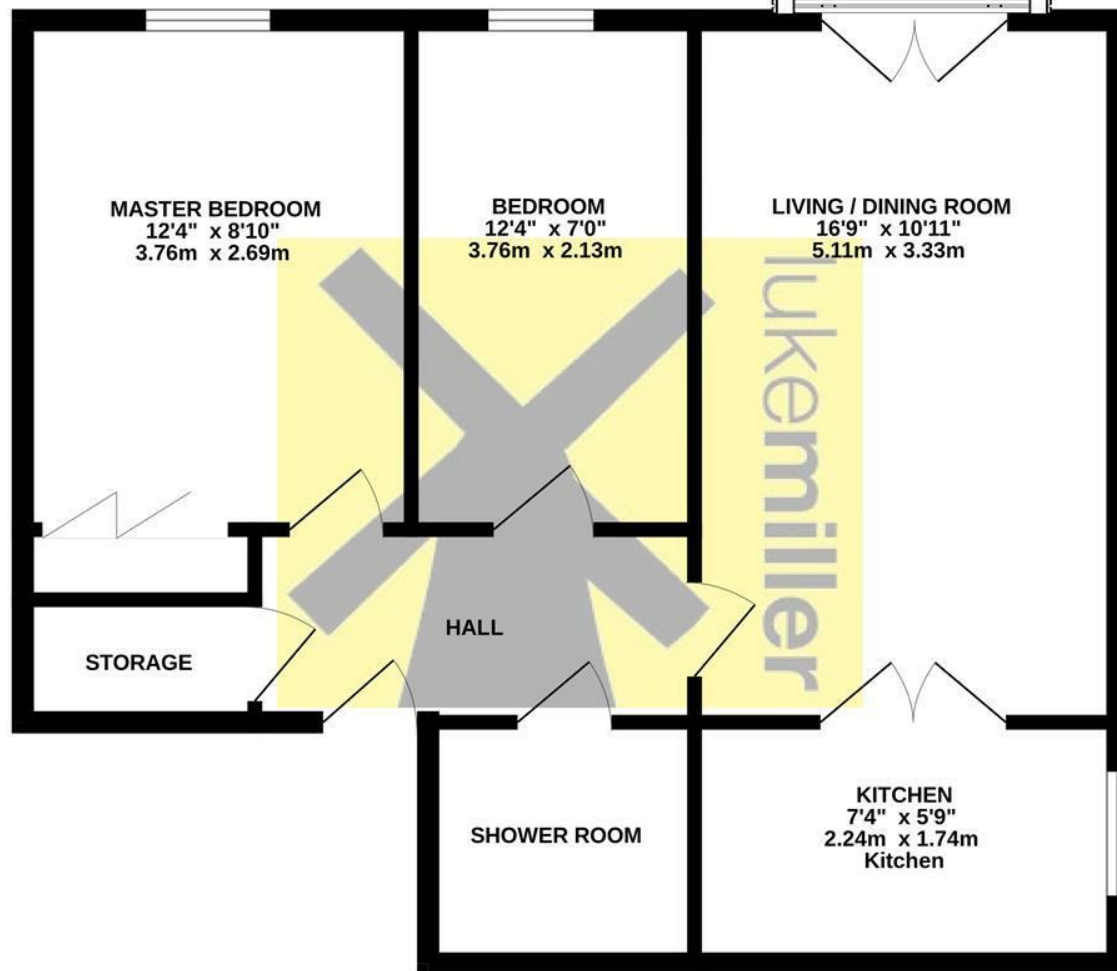
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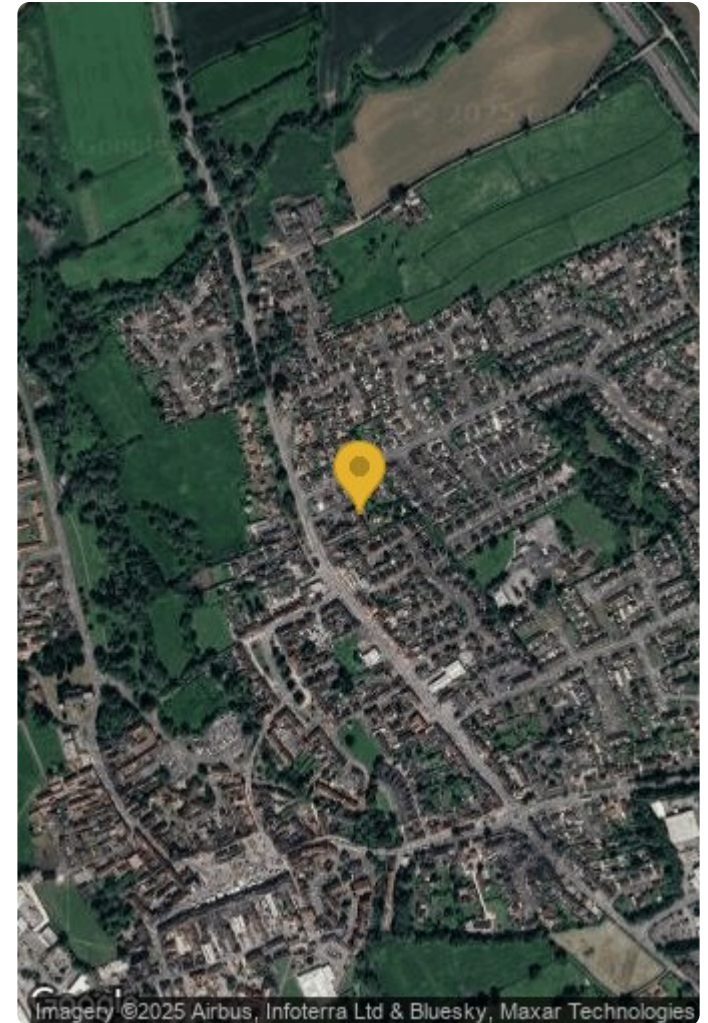


GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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