

**D**avis  
**L**und

The Knoll, Palace Road  
Ripon  
Ripon  
HG4 1EL  
Guide Price £145,000





## **Accommodation**

Located on the popular north side of Ripon, just off Palace Road, this two bedroom upper floor apartment reveals a spacious and beautifully presented interior. The apartment also offers a lovely outlook to the rear, with far reaching views.

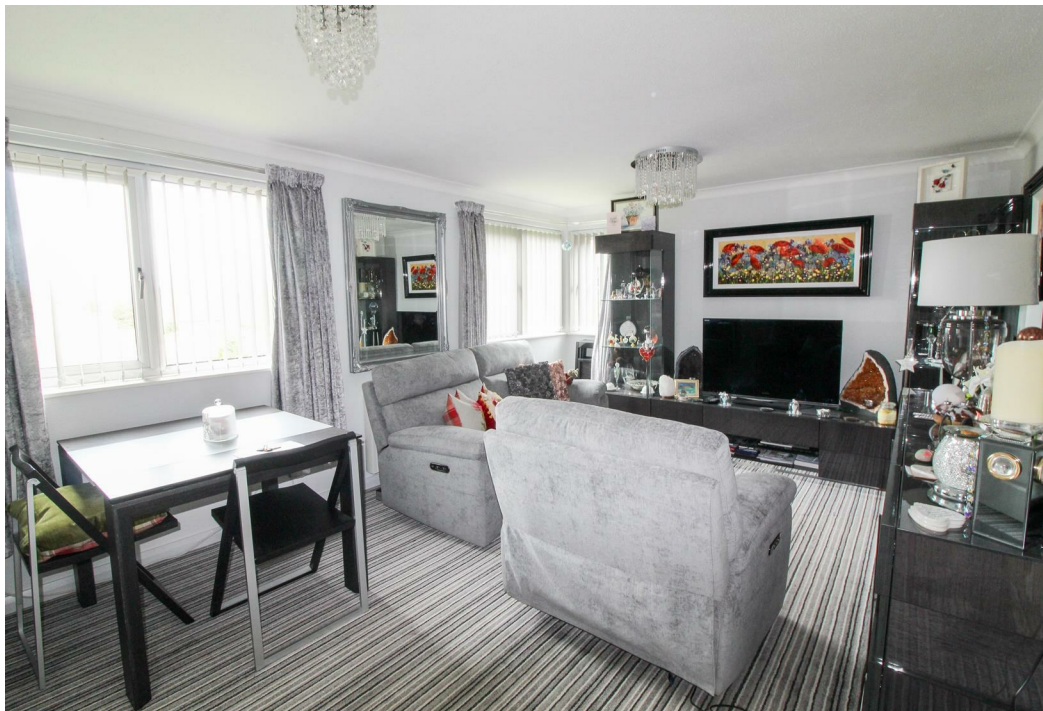
The apartment has been much improved in recent years and it has been meticulously maintained throughout, making it ready to move into. An ideal first time buyers property, the apartment is also sure to also appeal to buy to let investors and the retired.

On the ground floor there is a communal entrance hall with intercom access and stairs rising to the first floor. There is a private entrance hall with two storage cupboards. A good size lounge/diner enjoys lovely views, whilst a stylishly fitted kitchen offers a range of modern fitted units. There is a good size main bedroom, a further bedroom and the modern bathroom, fitted with a white suite.

Externally the development is surrounded by well kept, private communal gardens. There are a number of seating options, outside clothes drying facilities and off street parking. The apartment also benefits from double glazing and modern electric heating, making for an energy efficient property.

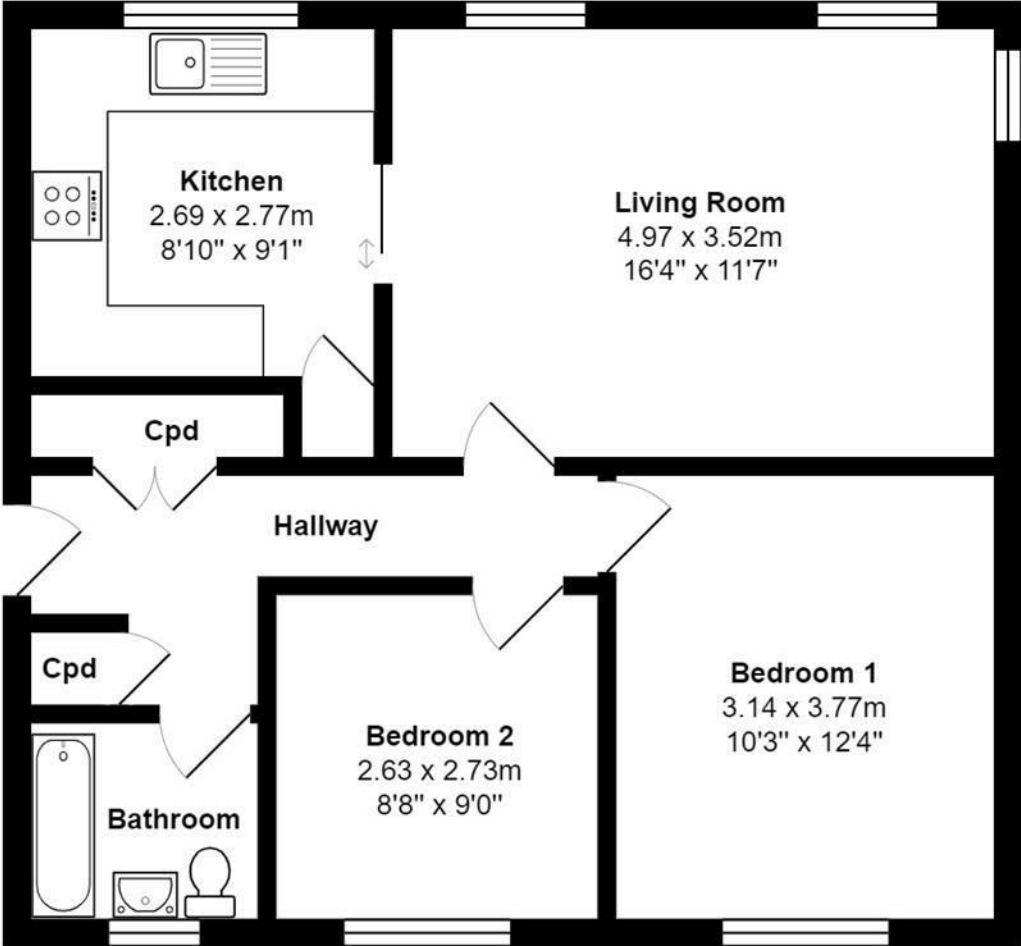
An early viewing is advised to appreciate this affordable home, which offers a fantastic location and great value for money.

The lease of 116 years was granted in 1989 and has 81 years remaining, although this could be extended. The service charge is approximately £100 per month. This flat is a council tax band B.

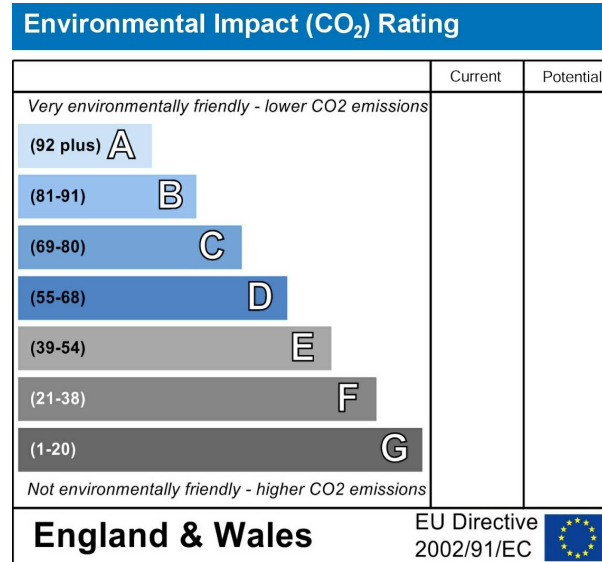
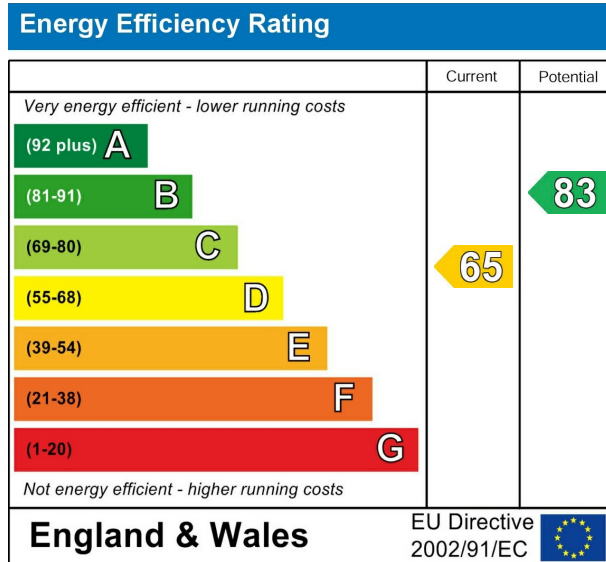




Floorplan



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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