

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

The Old College  
Ripon  
North Yorkshire  
HG4 2TQ

Guide Price £225,000





## **Accommodation**

A beautifully presented top floor apartment, located in one of Ripon's most iconic buildings and offering stunning views over the landscaped grounds of the former college of Ripon and York St John.

The apartment occupies the full depth of the building, giving the property a double aspect and meaning that the accommodation feels particularly light and airy throughout. Access is available through the impressive communal entrance halls, adding to the feeling of grandeur before even entering the apartment.

On the ground floor there is access to the communal entrance hall with an intercom entry system and stairs, which service just a handful of apartments, rise to the top floor. The main entrance door leads to a grand private entrance hall with a number of windows flooding the space with light, whilst there are two cupboards, one housing the hot water system. The open plan living accommodation is particularly spacious and enjoys views over the grounds, with access to a modern kitchen, which is fitted with a range of appliances. There is the main bedroom with en-suite facilities, a second double bedroom and the main bathroom, fitted with a white suite.

Externally there is an allocated parking space, plus further visitor parking. Access is available to a bike store, whilst the communal hallways also offer storage space, which the current residents utilise.

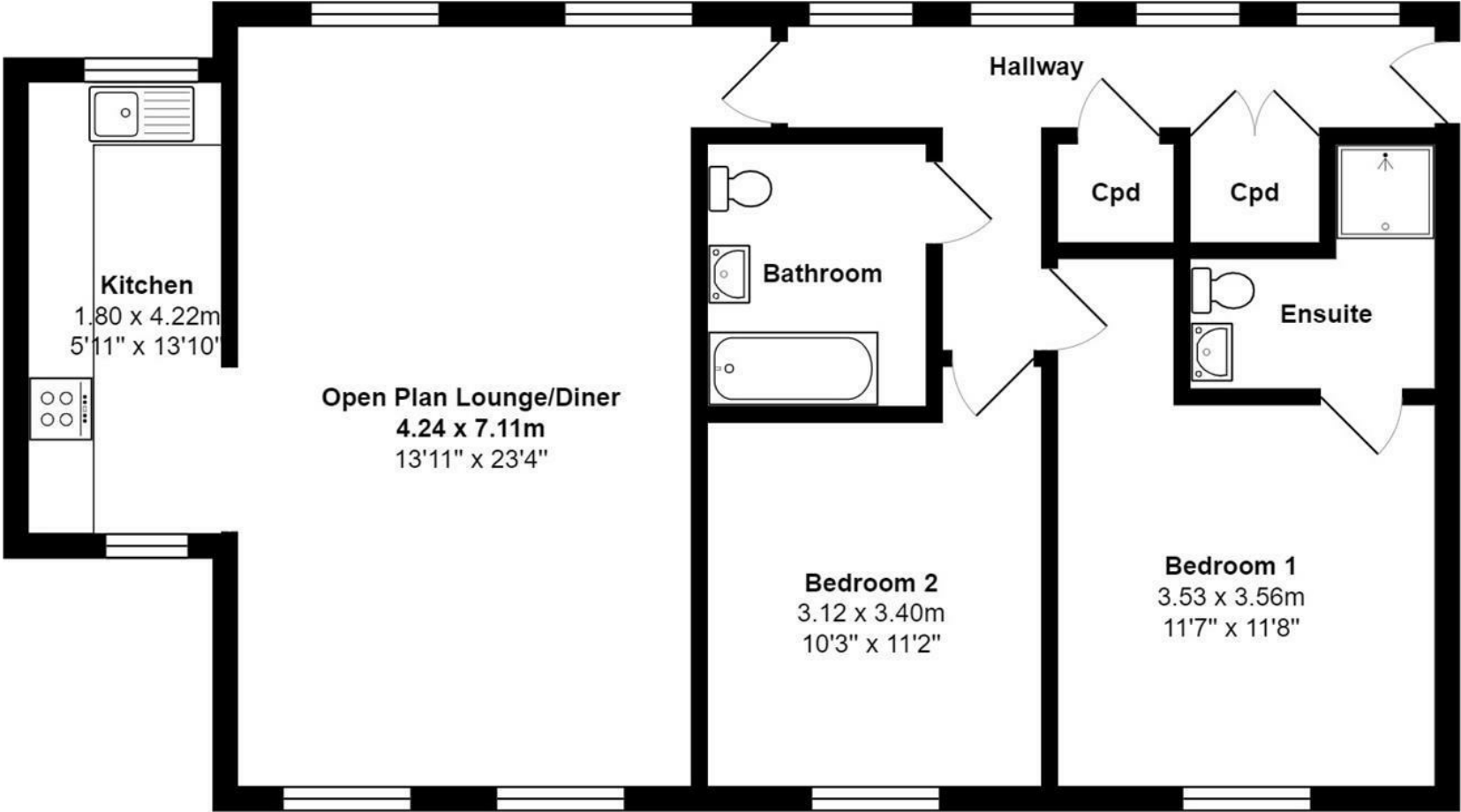
Located just a short walk from the city centre, the property is ideally situated, offering ease of access to the array of shops and restaurants that Ripon has to offer.

Offered for sale with no onward chain, the apartment is sure to appeal to a range of prospective buyers, including purchasers looking for a lock up and leave property, whilst the apartment is sure to also appeal to investors looking for a buy to let purchase, with a strong monthly rental return achievable.



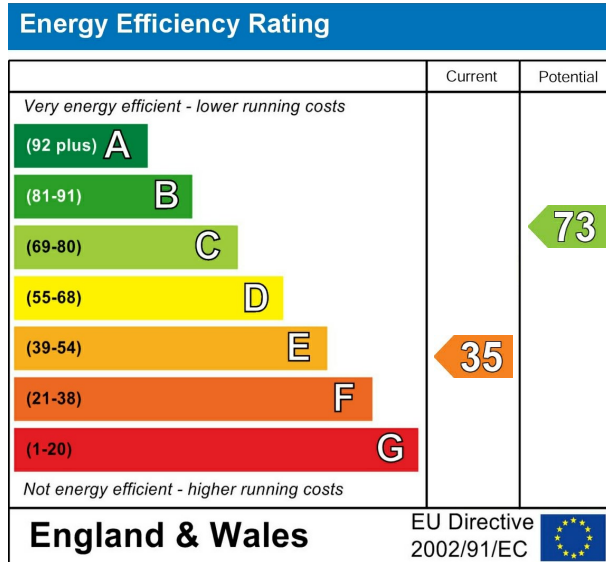


Floorplan





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)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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