

Davis
Lund

The Old College
Ripon
North Yorkshire
HG4 2TQ
Guide Price £189,950





Accommodation

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

The apartment occupies a prime spot in the building, revealing very spacious accommodation, which 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.

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.

On the ground floor there is access to the communal entrance hall with an intercom entry system. Stairs, which service just a handful of apartments, rise to the top floor. The main entrance door leads to a private entrance hall, which could also be utilised as a study area. The inner hallway offers two storage cupboards, one of which houses the hot water system. The open plan living accommodation is particularly spacious, with a large living room and equally impressive open plan kitchen/diner, with eaves storage and coming fitted with a range of modern units and integrated appliances, making it both stylish and practical. The generous main bedroom comes fitted with wardrobes and skylights giving a light and airy feel, there is a further double bedroom, also with fitted wardrobes. The bathroom completes the layout, coming fitted with a white suite, including a bath with shower and glazed screen over

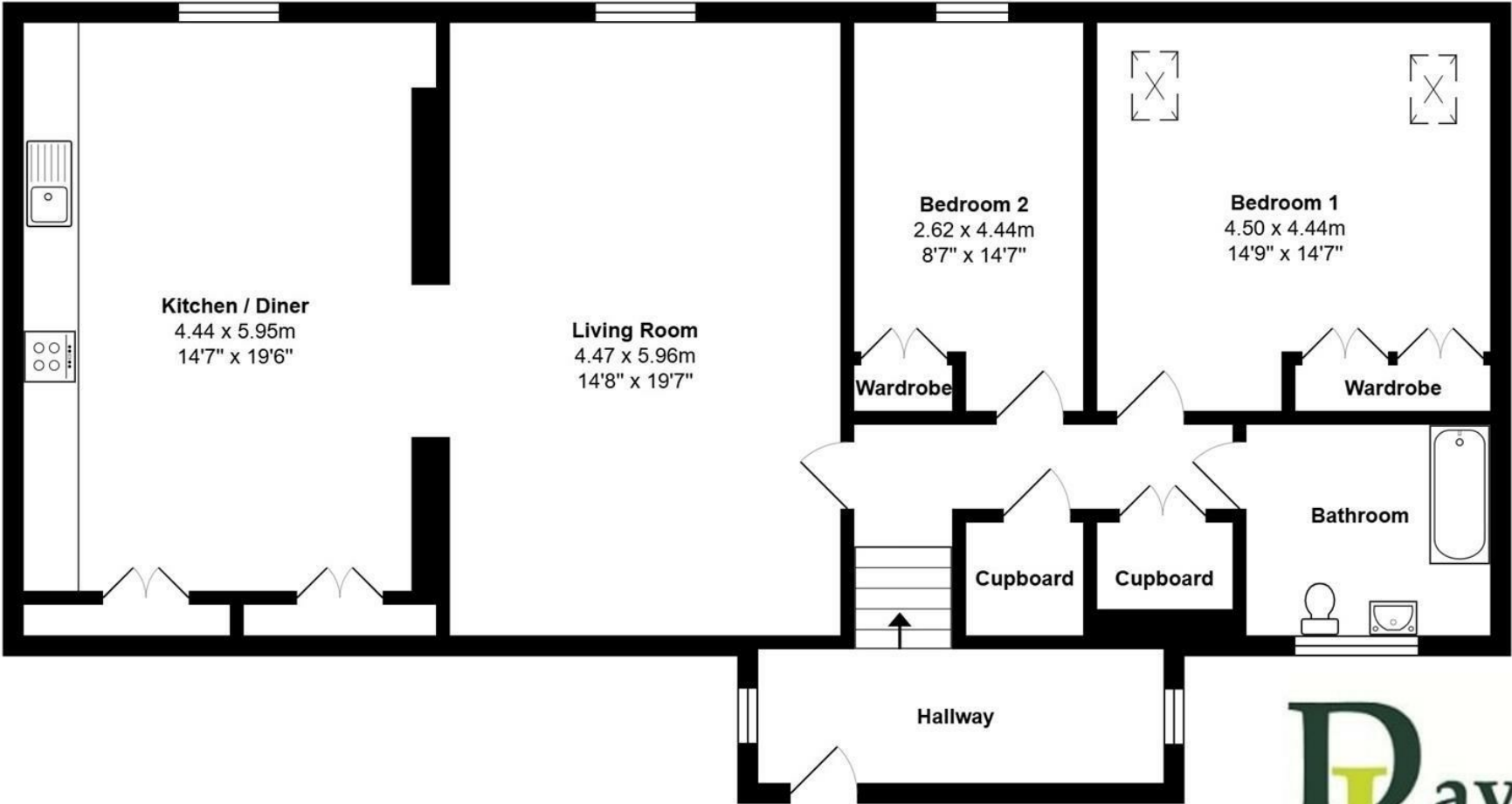
Externally there is an allocated parking space, plus further visitor parking. Access is available to a bike store, whilst the communal hallways also offer storage space, which the current residents utilise.

The apartment is sure to appeal to a range of prospective buyers, including investors looking for a buy to let purchase, with a strong monthly rental return achievable.



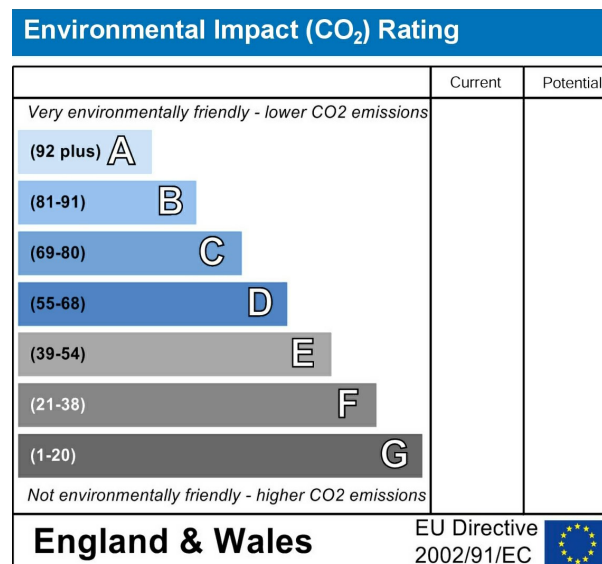
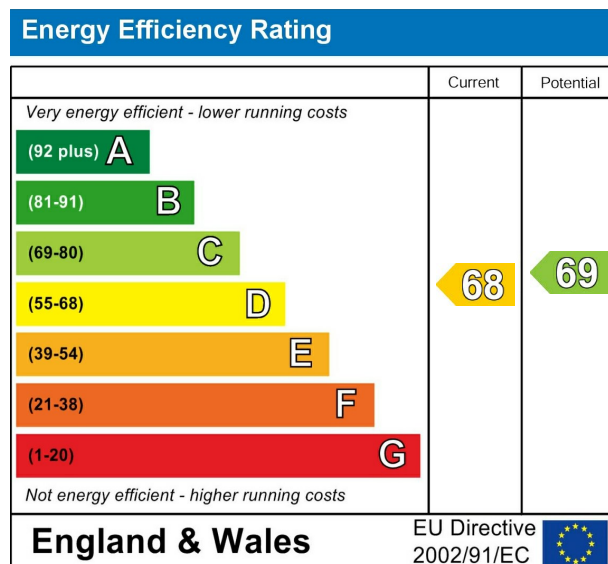


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - 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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

