

HUNTERS[®]

HERE TO GET *you* THERE



Long Street

Thirsk, YO7 1GD

Asking Price £85,000



Council Tax: B



24 Rowan Court Long Street

Thirsk, YO7 1GD

Asking Price £85,000



Rowan Court

A light, attractive and well presented apartment with direct access to beautiful gardens, and within easy reach of Thirsk town centre.

Rowan Court development is located within approximately half a mile of Thirsk town centre comprising of 62 flats constructed in 2006 by the award-winning McCarthy & Stone.

There are resident management staff and Careline alarm service available. The on-site facilities include a residents lounge, laundry room, guest facilities and also large and well-maintained gardens, which are easily accessible.

We have also been informed that there are regular social activities that may be an ideal introduction to meet other residents. It may also be worth noting that both cats & dogs are generally accepted (subject to terms of lease and landlord permission).

With a shop and bus stop near to building, the town centre is a short distance away for all amenities.

Please note that this development is for those who are 55 years old and older.

Communal Entrance

Secure communal entrance door with intercom entry system, house manager's office and access to the communal lounge, which may be used for entertaining or as a meeting/ activity space if required. There is an adjacent kitchen and WC for the use of residents. The residents' laundry room is also located on the ground floor near to the main entrance.

Entrance Hall

Electric storage heater and intercom door entry system. Walk-in cupboard offering useful storage with shelving and hot water tank.

Lounge

19'8" x 11'9" (6.00 x 3.60)

With double glazed window and door leading out into a garden area. Feature electric fireplace with stone surround and marble hearth. Two electric storage heaters, TV aerial points, telephone point and coving to ceiling.

Kitchen

7'9" x 7'6" (2.38 x 2.31)

Fitted with a range of floor and wall units with matching work surface. Integral AEG appliances comprising; electric oven, induction hob, extractor fan, fridge and freezer. Stainless steel sink with mixer taps.

Bedroom

13'1" x 9'0" (4.00 x 2.75)

Double glazed window, built in mirrored wardrobes, TV aerial point, telephone point and coving.

Shower Room

Fully tiled walls, double shower cubicle, wash hand basin with vanity unit under and low flush WC. Extractor fan and wall mounted electric heater.

Gardens

The property enjoys direct access to the attractive and secluded side gardens. The living room door opens to a small paved area, ideal for sitting and enjoying this well maintained space.

Tel: 01845 440044

Rowan Court benefits from delightful, easy access gardens for the enjoyment of residents. The large rear garden has a large patio which offers space to sit and enjoy the outside or meet with friends, a purpose built all weather track offers an area to enjoy exercise and enjoy the full extent of the gardens.

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)



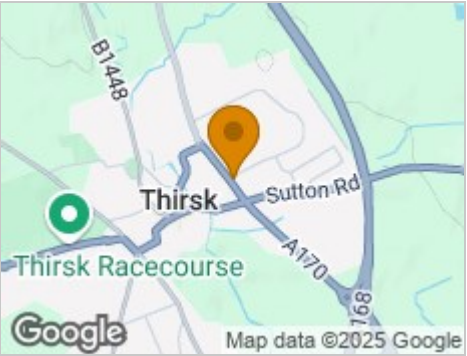
Road Map



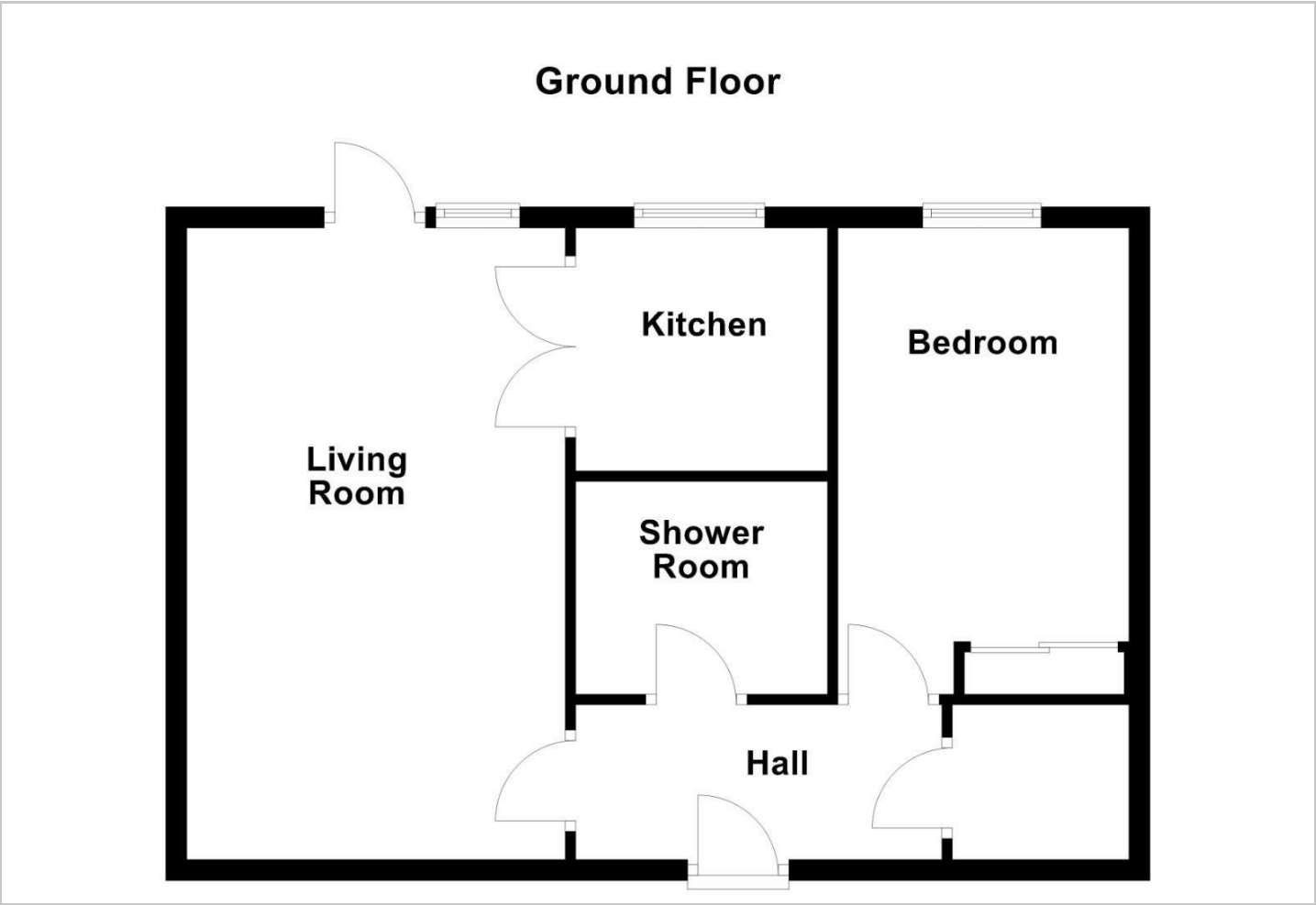
Hybrid Map



Terrain Map



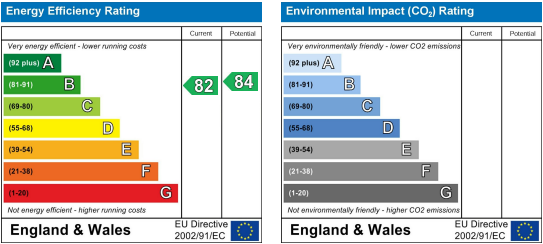
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.