



**James Winn**  
**Estate Agents**

**Tel: 01845 524488 Fax: 01845 522855**

[www.jameswinn.co.uk](http://www.jameswinn.co.uk)

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

[thirsk@jameswinn.co.uk](mailto:thirsk@jameswinn.co.uk)



### **58 Rowan Court Long Street, Thirsk YO7 1GD**

**NO ONWARD CHAIN \*\*** This retirement apartment is well-presented and located on the second floor of this popular development. Close to supermarkets and the Market Place, the development offers a wealth of additional features for the buyer including an intercom entry system, communal residents' lounge and kitchen, guest suite, car park, landscaped gardens, house manager, emergency call system, lift to all floors and laundry facilities. The apartment itself provides an entrance hall with storage cupboard, a living room with French doors onto a Juliet balcony, a kitchen with integrated appliances, a good size bedroom and a modern shower room. With the added benefits of 24-hour call points in each room, double glazing and night storage heating, viewing is recommended. Council Tax Band B - Hambleton District Council. EPC - C

**Chain Free £85,000**

#### LOCATION

Situated within very close walking distance of the town centre set on large, quiet private communal gardens with residents car park. We have been selling in this location for years and the whole site is superbly maintained and organised. There are two mini supermarkets one opposite and one a few doors down. The apartment is on the ground floor with a door opening onto the South facing garden. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

#### DIRECTIONS

Leaving Thirsk, take Millgate through St. James Green and turn left at the mini roundabout onto Long Street. Take the right hand turn onto Rowan Court.

#### THE ACCOMMODATION COMPRISES

##### COMMUNAL ENTRANCE

Secure communal entrance door with intercom entry system and access to the lift. Doors to the communal kitchen, laundry, refuse, reception / managers office and living area.

### RESIDENTS' LOUNGE AND LAUNDRY

As well as the residents lounge & kitchen facilities which are first class there is a laundry which is filled with modern washers/ dryers, hand wash station and ironing station which is all included in the service charge.



### ENTRANCE HALL

With a large walk-in storage cupboard and intercom door entry system. Doors to Living Room, Bedroom and Shower Room.

### LIVING ROOM

19'1" x 10'7" max (5.82m x 3.23m max)

With double glazed French doors to the Juliet balcony, television & telephone points, night storage heater, electric fireplace and glazed double doors leading to the kitchen.



### KITCHEN

7'7" x 7'1" max (2.31m x 2.16m max)

With a range of fitted wall and base units incorporating single drainer sink unit with mixer tap over, integrated electric oven and hob with extractor hood over, built in fridge & freezer, wall-mounted electric fan heater, part tiled walls and double glazed window to the front.



### BEDROOM

15'6" x 9'2" (4.72m x 2.79m)

With double-glazed window to the front, fitted wardrobes with hanging space and shelving with mirror fronted doors, television & telephone points and storage heater.



### SHOWER ROOM

6'9" x 5'7" (2.06m x 1.70m)

With a modern three piece suite comprising a large step-in shower cubicle with both fixed and adjustable shower heads and seating, wash hand basin in a vanity unit and low level toilet.



### EXTERIOR

#### CAR PARKING

There is a communal car park to the front of the building.

### COMMUNAL GARDENS

The property is offered with superb communal gardens which are maintained to the highest level and offer a lovely sanctuary whilst being in the centre of town. There are pathways and benches for residents to enjoy the gardens fully.



### LEASE DETAILS

The lease is 125 years from 2007, Ground Rent £394 per annum, Maintenance Charges are £2807 per annum, (these are approximate and subject to change). The Maintenance Charges include; buildings insurance, water rates, external grounds maintenance, interior cleaning on communal areas, lift charges, house manager and care lines.

### VIEWING

Viewing is Strictly By Appointment Only.

### MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).Minimum age 18.

### FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

### LEASEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is leasehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James

Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

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SECOND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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