



James Winn
Estate Agents

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31 Rowan Court, Long Street Thirsk YO7 1GD

We are delighted to present to the market for sale this first floor retirement apartment which is presented in lovely order having just been redecorated & carpeted throughout. The development is situated close to local amenities offering a wealth of additional features for the buyer including an intercom entry system, residents lounge, guest suite, car park, landscaped gardens, resident house manager, emergency call system, lift to all floors and laundry room. Internally the apartment offers an entrance hall with large storage cupboard, a lounge/diner with electric fireplace, a decent sized kitchen with integrated appliances, a shower room/w.c and a double bedroom with fitted wardrobe. Externally the property has a car park & large, well maintained communal gardens. Viewing is recommended to appreciate the size, features and fittings of the accommodation on offer. EPC Rating C, Hambleton District Council Tax Band B. No chain. 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).

Asking Price £85,000

LOCATION

Situated within walking distance of the town centre set on large communal gardens. The apartment is located on the first floor at the front of the building. 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 via Millgate proceed 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, house manager's office and access to the lift.



COMMUNAL LOUNGE

Communal lounge near the entrance which may be used for entertaining or as a meeting/ activity space if required. There is an adjacent kitchen and WC the use of which is all included for residents.



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 large walk in storage cupboard, coving to the ceiling and access to all rooms.

LOUNGE

21 x 10'2 max (6.40m x 3.10m max)

With double glazed window to the front elevation, television & telephone points, coving to the ceiling, electric storage heater, electric fireplace with surround and glazed doors to the kitchen.



KITCHEN

7'7" x 7'0" max (2.31m x 2.13m max)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, single drainer sink unit with mixer taps, integrated electric oven & hob, extractor hood & light, freezer, fridge, tiled splashbacks, underlighting, wall mounted fan heater, coving to the ceiling and double glazed window to the front elevation.



BEDROOM

13'6" x 9'3" max (4.11m x 2.82m max)

With double glazed window to the front elevation, fitted wardrobes with mirror fronted sliding doors, television point, coving to the ceiling and electric storage heater.



SHOWER ROOM/ W.C.

Including a three piece suite comprising of a double step in shower cubicle, hand basin set in vanity unit, low level w.c., tiled walls, extractor fan, coving to the ceiling, towel rail and wall mounted fan heater.



EXTERIOR

GARDENS

The property is situated on beautiful, large gardens with views to Sutton Bank which are maintained to the highest level and offer a lovely sanctuary despite being in the centre of town. There are pathways and benches scattered around so that residents can enjoy them as if they were their own.



PARKING

There is a car park to the exterior of the property.

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.

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 464 sq.ft. (43.1 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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