



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD
thirsk@jameswinn.co.uk



7 Rowan Court Long Street, Thirsk YO7 1GD

This retirement apartment is situated on the ground floor of the popular Rowan Court development with a patio door opening onto a small garden. This development is for the over 60's and offers great value compared to other developments in the area. The apartment has been superbly presented by its current owner and is situated only a short walk from amenities. The property offers a wealth of additional features for the buyer including an intercom entry system, residents lounge & kitchen, guest suite, car park, landscaped gardens, resident house manager, emergency call system, lift to all floors and laundry room. The apartment offers an entrance hall with storage cupboard, a lounge/diner with patio door onto a small patio area, a kitchen with integrated appliances, a house bathroom/ w.c., a master bedroom, 24 hour careline points in each room, double glazing and electric heating. Viewing is recommended to appreciate the size, features and fittings of the accommodation on offer only through James Winn. North Yorkshire - Tax Band B. Energy rating ' C'.

The lease is 125 years from 2007, Ground Rent £394 per annum, Maintenance Charges are £2807 per annum.

£80,000

LOCATION

Situated within walking distance of the town centre set on large communal gardens. The apartment is on the ground floor and overlooks the front with a door out to a small 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 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 and access to the lift.



RESIDENT 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.



ENTRANCE HALL

With a useful large walk in storage cupboard that houses the recently installed hot water boiler, access to all the rooms and intercom door entry system.

LOUNGE

16'6" x 13'7" (5.03m x 4.14m)

With double glazed window & patio door to the front elevation, coving to ceiling, double glazed doors leading to kitchen, television & telephone point and electric storage heater.



KITCHEN

11' x 7'8" (3.35m x 2.34m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, single drainage sink unit with mixer taps over, integrated freezer & fridge, integrated electric oven and hob, tiled splashbacks and double glazed window to the front.



BEDROOM

19'4 x 9'2 (5.89m x 2.79m)

With double glazed window to the front elevation, fitted wardrobes, television & telephone point and electric storage heater.



HOUSE BATHROOM/W.C

Including a modern three piece suite comprising of a panelled bath with shower over, wash hand basin set in to a useful vanity unit, low level w.c., tiled walls, electric heated towel rail, wall mounted fan heater and extractor fan.



EXTERNAL

PARKING

There is a communal residents only car park to the exterior.

COMMUNAL GARDENS

The property is offered with superb communal gardens 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.



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

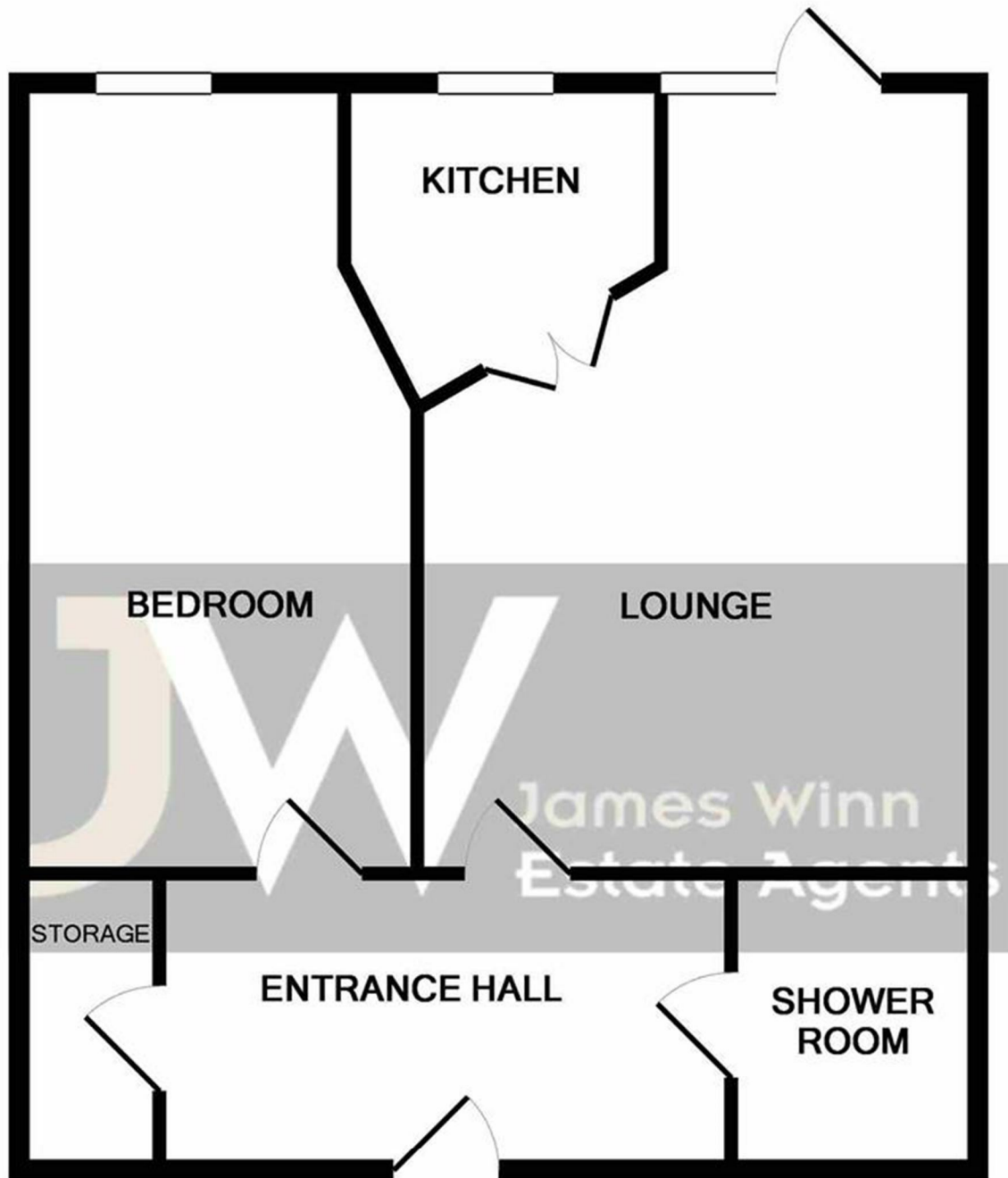
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if 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.



TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017