



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

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

This retirement apartment is situated, in an enviable position close to the communal areas & entrance, on the ground floor of the popular Rowan Court development with a patio door opening onto a private patio.. 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 local 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 private patio, a kitchen with integrated appliances, a shower room/ 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. EPC rating C. council tax band B

**£110,000**

## LOCATION

Situated within walking distance of the town centre set on large communal gardens. The apartment is on the ground floor and overlooks the side 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 OF

### COMMUNAL ENTRANCE

Secure communal entrance door with intercom entry system 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

5'7" x 11'4" (1.72 x 3.46)



### LOUNGE/DINING ROOM

15'7" x 13'8" (4.76 x 4.18)

With rear facing UPVC double glazed patio door, electric fire and radiator



**KITCHEN**

7'8" x 9'8" (2.36 x 2.95)

With rear facing UPVC double glazed window, stainless steel sink & drainer, a range of floor, draw & wall units, built in fridge, built in freezer, electric hob and electric oven.



**BEDROOM**

17'0" x 9'1" (5.20 x 2.79)

With rear facing UPVC double glazed window, built in wardrobes and radiator.



### SHOWER ROOM/W.C

6'9" x 5'7" (2.07 x 1.71)

With vanity sink unit, tiled walls, low level WC and shower cubicle.



### 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.

### MORTGAGE & FINANCIAL 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 adviser based in Northallerton. 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.

### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

### 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



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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