



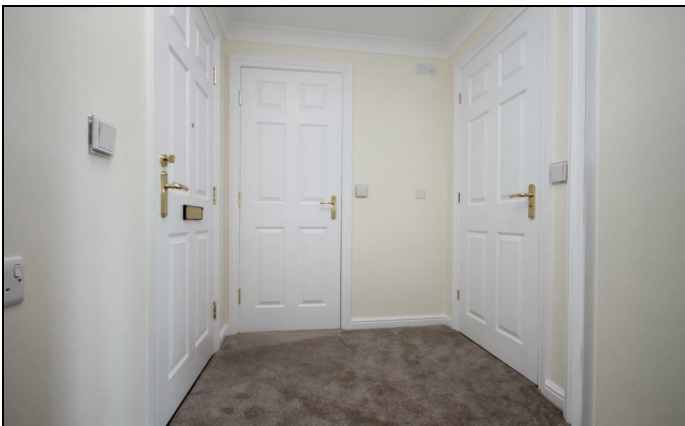
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## **49 Rowan Court Long Street, Thirsk YO7 1GD**

\*CHAIN FREE\*

We are delighted to present to the market, this first floor retirement apartment which has been newly redecorated throughout including new carpets and electric fireplace. The property is presented in a well maintained and lovely condition. 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. The apartment offers an entrance hall with large storage cupboard, a lounge/diner with newly installed 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. Additionally, a boiler servicing contract is covered from 30th October for a further year.

EPC Rating C, Hambleton District Council Tax Band B.

**Asking Price £80,000**

### LOCATION

Situated within walking distance of the town centre set on large communal gardens. The apartment is on the first floor overlooking the gardens within walking distance from local shops and leisure facilities that are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanization 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.

### ENTRANCE HALL

5'8" x 13'0" (1.75 x 3.98)



### LOUNGE/DINER

13'10" x 10'3" (4.24m x 3.14m)

With rear facing UPVC double glazed French doors opening onto a Juliette balcony, newly installed electric fire and a storage heater.



**KITCHEN**

8'5" x 7'5" (2.59m x 2.28m)

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



**BEDROOM**

17'7" x 8'9" (5.36m x 2.69m)

With rear facing UPVC double glazed window, built in wardrobes and a storage heater.



**SHOWER ROOM/W.C**

5'8" x 7'2" (1.73m x 2.20m)

With a step in shower, low level W.C, vanity sink unit, tiled walls and laminate flooring.



**EXTERNALLY**



**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.



### COMMUNAL 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.



### 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.



### 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.

### 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.

### VIEWING

Viewing is Strictly By Appointment Only.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this or any property. 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 are unable to verify or warranty whether the property is freehold or leasehold so please check with your solicitor should you decide to purchase the property or go to any expense. 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.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** £3051.60 PER ANNUM

**WATER METER:** Shared water meter

**PARKING ARRANGEMENTS:** Communal parking on site

### BROADBAND SPEED:

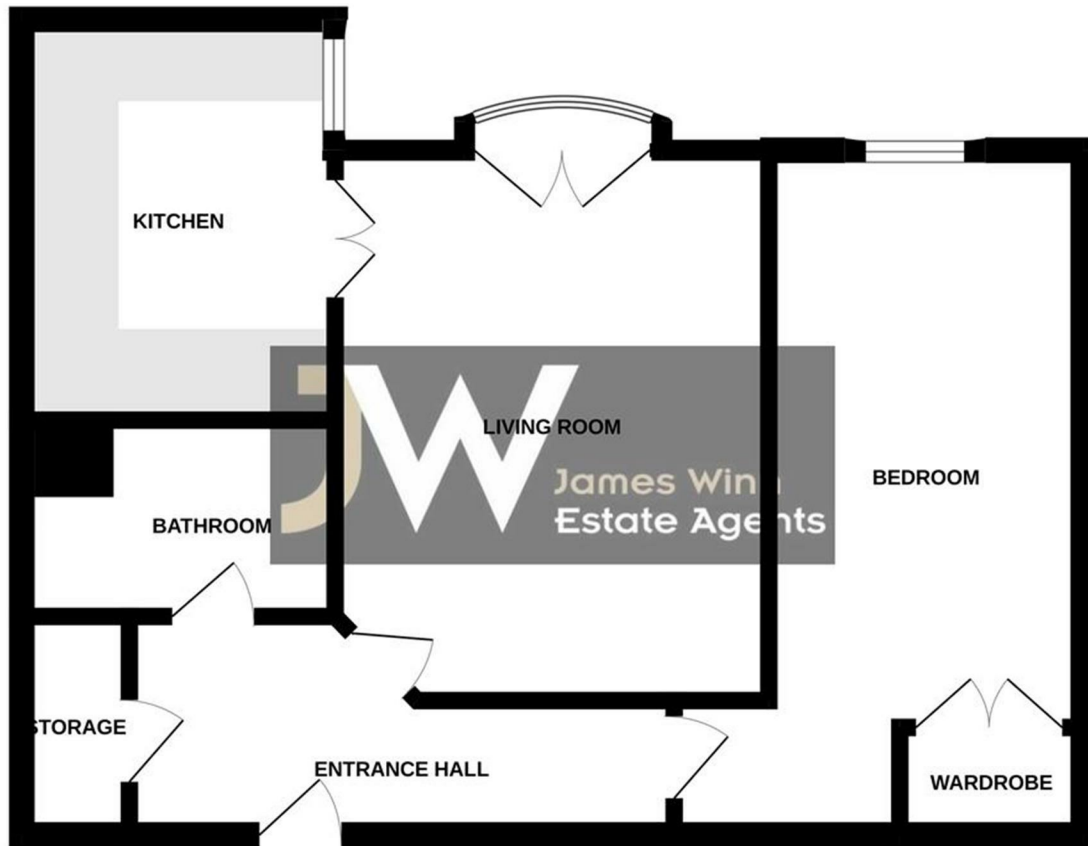
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** No

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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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