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55 Rowan Court Long Street, Thirsk YO7 1GD

NO ONWARD CHAIN This well presented retirement apartment is currently available on the exclusive Rowan Court development overlooking the entrance on the second floor and situated close to local amenities. Priced for a quick sale, the property offers a wealth of additional features for the buyer including a phone 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 storage cupboard, a lounge/ diner, a kitchen with integrated appliances, a modern house bathroom/ w.c, a double bedroom, 24 hour careline points in each room, double glazing and newly installed slimline electric heating. Viewing is recommended to appreciate the size, features and fittings of the accommodation on offer. EPC 'C'. Council Tax Band B

£70,000

LOCATION

Situated within walking distance of the town centre set on large communal gardens. The apartment is on the second floor and overlooks the entrance with views to the hills. It is adjacent to the guest suite which is really useful for overnight guests. Shops and leisure facilities are 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

There is a stunning resident lounge with its own kitchen and also a superb laundry facility with ample machines for the residents if required.



ENTRANCE HALL

With a useful large walk in storage cupboard that houses the hot water boiler, access to all the rooms and intercom door entry system. Secure communal entrance door with intercom entry system and access to the lift.

LOUNGE

16'6" x 13'8" (5.05m x 4.17m)

With double-glazed windows to the front elevation offering a view to the hills, coving to ceiling, double doors leading to kitchen, television & telephone point and storage heater.



KITCHEN

8'11" x 5'10" (2.72m x 1.78m)

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.



BEDROOM

13'5" x 10'0" (4.09m x 3.05m)

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



HOUSE BATHROOM/ W.C.

Including a modern three-piece suite comprising a spacious walk-in shower with fitted fold-down shower seat, wash hand basin set in to a useful vanity unit, low level w.c., part tiled walls, electric heated towel rail, wall mounted fan heater and extractor fan.



EXTERNAL

COMMUNAL GARDENS

The property is offered with superb communal gardens which are maintained to the highest level and offers a delightful sanctuary 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 parking available in the car park to the exterior of the property.

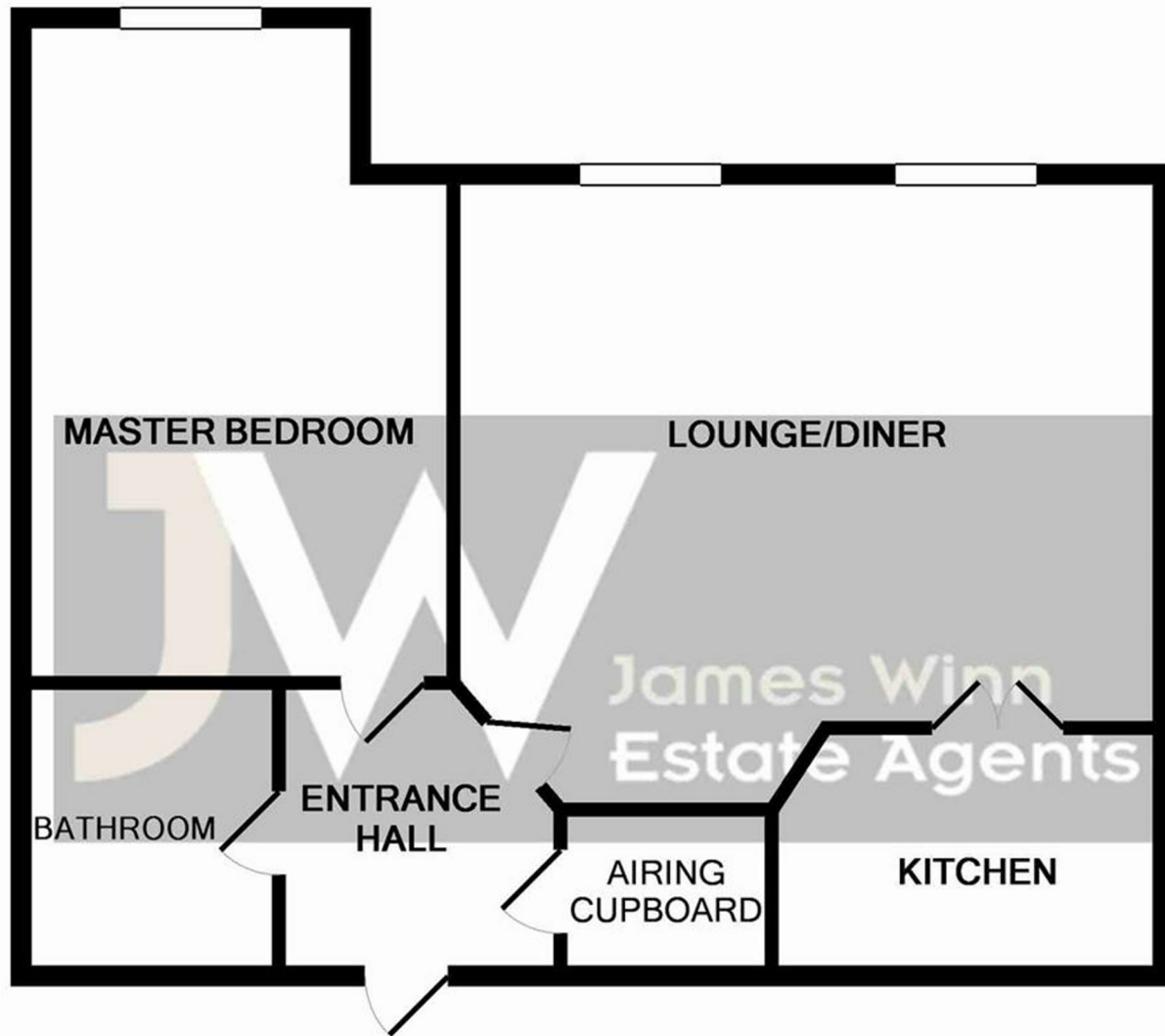
VIEW BY APPOINTMENT

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.

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.



TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.8 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

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