



## Flat 6 The Warehouse

Court Terrace Ripon, HG4 1AX

The Warehouse is situated within the very heart of Ripon and has been skilfully converted to provide six one bedroom apartments set over three floors. This second floor apartment offers easy open plan living and benefits from views of Ripon Cathedral, contemporary kitchen with integrated appliances, modern shower room, double glazing and a central location. Briefly comprises: External stairs to first floor, communal entrance hall with stairs leading to second floor, front door, entrance hall, open plan lounge kitchen dining room, double bedroom and shower room. IDEAL PROPERTY TO SUIT A WIDE RANGE OF BUYERS.

Asking Price £115,000

# Flat 6 The Warehouse

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- ONE BEDROOM SECOND FLOOR APARTMENT
- EASY OPEN PLAN LIVING
- DOUBLE GLAZING
- VIEWS OVERLOOKING RIPON CATHEDRAL
- CONTEMPORARY KITCHEN
- IDEAL PROPERTY TO SUIT A WIDE RANGE OF BUYERS.
- CENTRAL RIPON LOCATION
- MODERN SHOWER ROOM

## EXTERNAL STAIRCASE

External stone staircase leading to the 7'7" x 12'6" (2.31m x 3.81m) first floor.

## COMMUNAL ENTRANCE HALL

Door leading into the communal entrance hall with stairs leading to second floor.

## FRONT DOOR

Private front door leading into:

## ENTRANCE HALL

Laminate wood flooring.

## OPEN PLAN LOUNGE KITCHEN DINING ROOM

14'10" x 12'4" (4.52m x 3.76m)

## LOUNGE DINING AREA

Two double glazed windows with views over looking Ripon Cathedral, laminate wood flooring, electric wall mounted heater, t v and phone point.

## KITCHEN AREA

11'7" x 7'2" (3.53m x 2.18m)  
Range of modern wall and base units with work top over, integrated four ring electric hob and oven with extractor hood over, integrated fridge freezer, stainless steel sink unit housing sink, drainer with swivel mixer tap, under counter space and plumbing for washing machine, under counter lighting, inset ceiling spot lights, laminate wood flooring.

## DOUBLE BEDROOM

9'6" x 11' (2.90m x 3.35m)

Double glazed window to side aspect, tv point, wall mounted electric heater.

## SHOWER ROOM

7'11" x 4'9" (2.41m x 1.45m)

Modern white suite comprising: shower cubicle with mains shower, vanity unit housing basin and mixer tap, low level W.C. with hidden cistern, chrome wall mounted towel rail, tiled floor, inset ceiling spot lights, extractor fan.

## AGENTS NOTES

Service Charge: £100 Per Calendar Month.

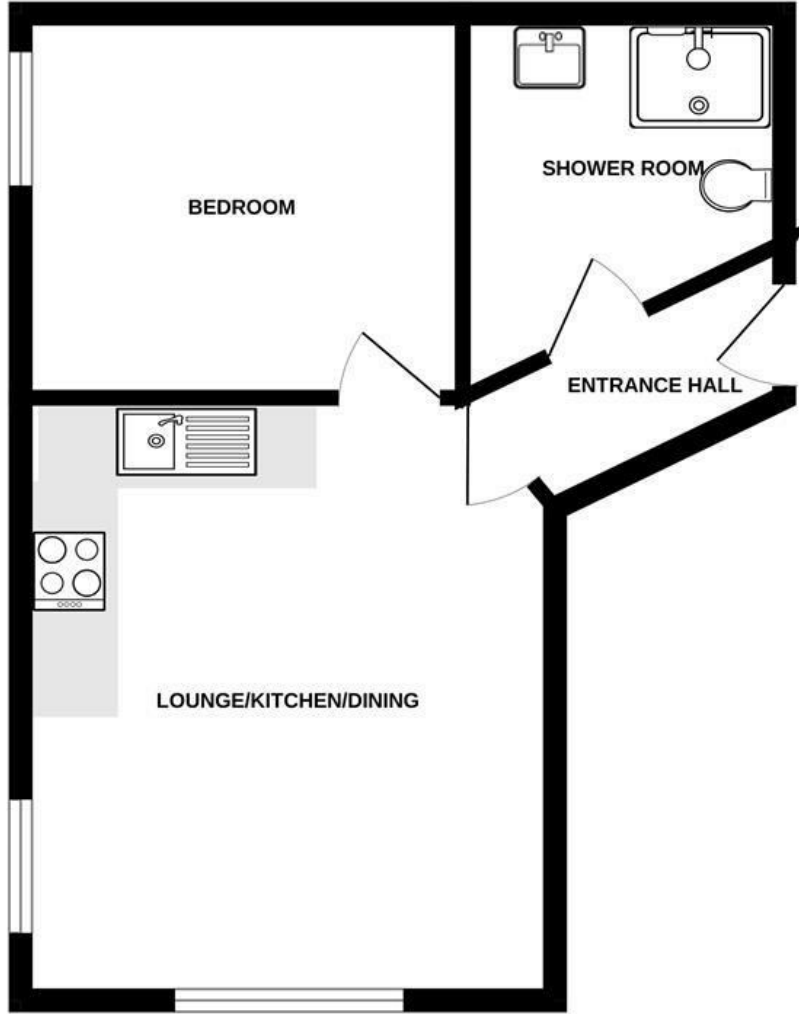
Ground Rent : £100 Per Annum

Lease Details: 125 years



# Floor Plan

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 381 sq.ft. (35.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
High energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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