



College Court, Steven Way, Ripon, HG4 2TJ

Price: £149,950 No Chain



01765 608203
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Set within the acclaimed Old College, undoubtedly one of Ripon's most impressive and sought after residential addresses, this captivating apartment epitomises the modern lifestyle, offering an easy-care living solution with enviable convenience in a prestigious setting.

The apartment enjoys an advantageous first floor corner position where the easterly orientation perfectly captures the views of the tree canopy of the adjacent woodland, imbuing the living space with a wonderful sense of calm and tranquillity. Inspired by the setting, the owner embarked upon a program of improvement and redecoration, creating a restful haven with a seamless blend of effortless comfort, practical functionality and lifestyle appeal.

The open-plan living space forms a stunning centrepiece to the property, offering distinct sitting and dining areas and complemented by a sleek modern kitchen. Meticulously maintained and immaculately presented throughout, this could be the ideal home for those who appreciate low-maintenance living without compromising on style, versatility and every modern convenience one could reasonably expect.

SOLO SAY: The design ethos of the purpose-built apartments sympathetically compliments the conversion of the original grade II listed buildings. We think this rather striking example stands out from the others and, with the benefit of no onward chain, is certainly worthy of an early personal viewing.



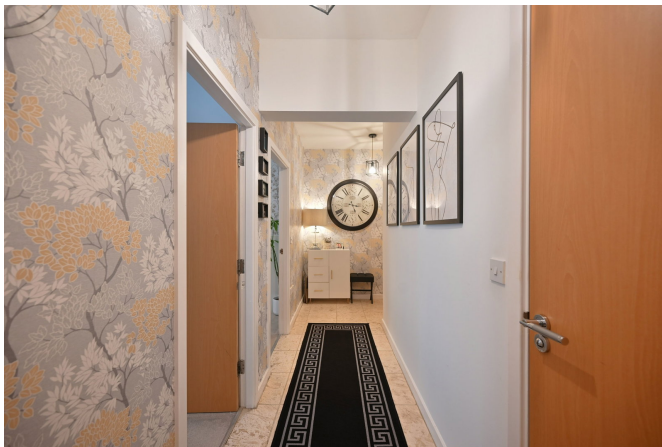


On the first floor, the 'front' entrance door leads into a surprisingly spacious and welcoming 'L' shaped hall where you'll find two cupboards, one housing the water system.

The modern, open-plan design of the living area allows various relaxed or sociable configurations and takes advantage of the views with twin (and fully inward opening) doors with Juliet balconies.

The contemporary kitchen area offers an ergonomic range of units, plenty of preparation space and integrated appliances including fridge, freezer, dishwasher, washing machine, oven, hob and extractor.

The two bedrooms offer great versatility for those wanting a study or home office and the smart bathroom has an attractive modern white suite including a bath with shower over together.



AND OUTSIDE... There is an allocated car-parking space (visible from the apartment) and ample visitor parking is provided. The outstanding grounds of the old college are not only its defining feature... the expansive lawns, wild woodland areas, well-maintained parking areas and footpaths, are a source of pride for residents. It is worth taking time to explore and discover peaceful yet conveniently located haven is so popular.

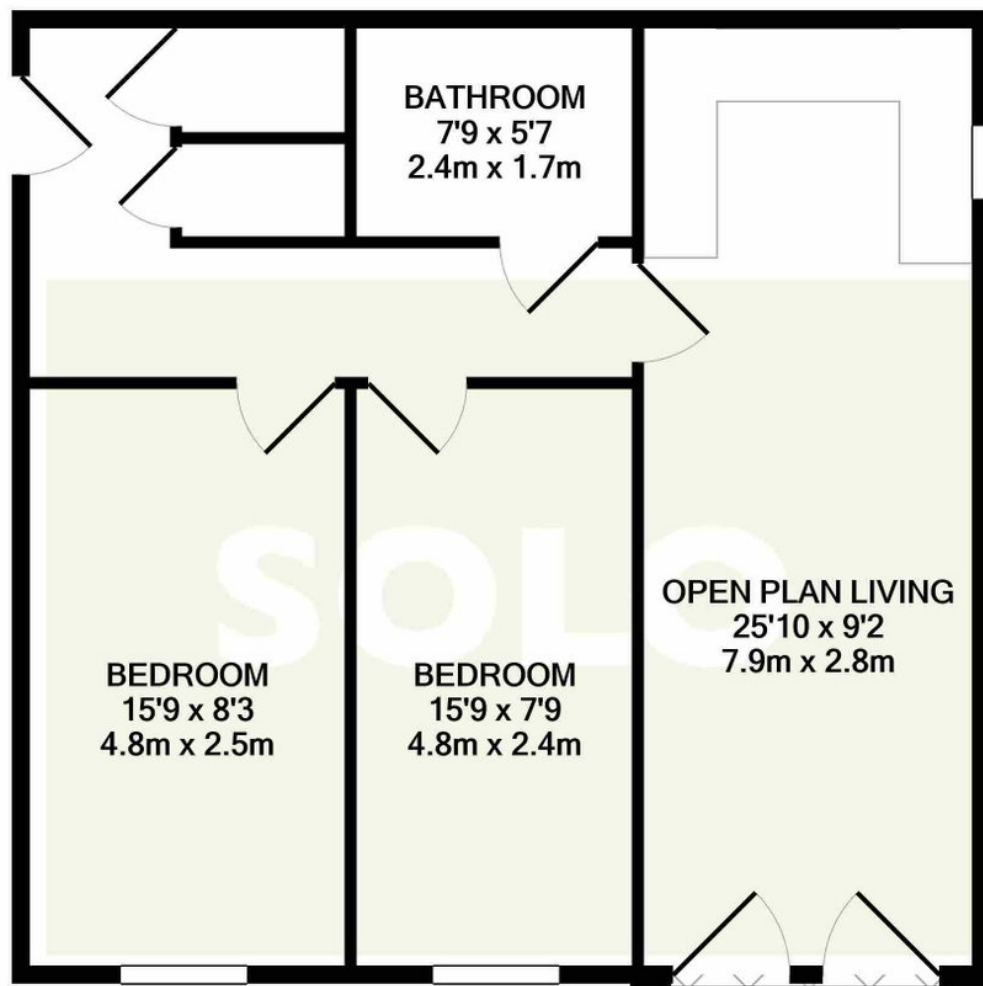
From the impressive grounds there are various footpaths and access points leading to Ripon city centre, all following pleasant routes that make leaving the car at home a pleasure. Ripon has a vibrant and historic city centre with a wide choice of shops, cafés and other amenities situated around a picturesque market place. Those who enjoy the outdoors or sporting activities are well-served by countryside walks, popular cycle routes and a range of first class sporting facilities.

Commuters and regular travellers appreciate the ease of access to the motorway network and regular bus services.

Length of lease 125 years from 2006.

Charges: Service charge £1,171.20 p.a. from April 2026. Ground rent £200 p.a. College Lawns service charge £350 p.a.





TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.4 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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