



NOVE

22 Rowan Court Long Street, Thirsk

Thirsk

Guide Price £115,000

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Thirsk

Rowan Court is a well-regarded retirement development for the over-60s, situated within walking distance of Thirsk town centre and offering convenient access to local shops, amenities and public transport. The development is designed to support complete independence whilst providing reassurance through on-site staffing during working hours, a house manager, and a 24-hour emergency call system.

The service charge covers Internal maintenance, external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, communal area energy costs and security systems, offering genuine peace of mind.

Number 22 is a ground floor, one-bedroom apartment presented in good order throughout. The apartment is accessed via secure communal entrance doors with intercom and key fob entry. Residents also benefit from a recently upgraded communal lounge, kitchen, laundry facilities and the house manager's office, all within the central communal area.

A self contained guest suite is available by pre booking to allow friends and family to stay on site whilst visiting.

Leasehold Information

- Lease term: 125 years from 2006, expiring 2131 (approximately 105 years remaining)
- Service charge: £2500 pa paid in two instalments (£1250 in February and August)
- Ground rent: £395 pa, paid in two equal instalments (£197.50 in February and August)
- Water rates are included within the service charge

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Hallway

9' 10" x 4' 10" (2.99m x 1.47m)

A spacious hall accessed via the private entrance door, providing access to all rooms and housing a large storage cupboard which contains the electric water heater.

Lounge

16' 2" x 13' 6" (4.92m x 4.12m)

A well-proportioned room with a feature fireplace, fitted carpet and cornice detail. A double glazed door opens directly onto communal gardens, with a further window providing additional natural light and pleasant garden views.

Kitchen

7' 5" x 5' 6" (2.26m x 1.67m)

A compact fitted kitchen accessed via double doors from the living room, comprising a range of wall and base units with granite effect worktops, tiled splashback and inset sink beneath the window. Integrated appliances include an electric oven, ceramic hob and extractor hood. Space for a freestanding fridge freezer.

Bedroom

12' 0" x 9' 4" (3.67m x 2.84m)

A comfortable double bedroom with a window overlooking the gardens. Fitted mirrored sliding wardrobes provide good storage, with ample space for additional furniture. An emergency pull cord is fitted.

Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)

Fitted with a large walk-in shower enclosure with sliding glass doors, thermostatic shower, fold-down shower seat and tiled surround. Further comprising a vanity unit with wash basin and WC.



COMMUNAL GARDEN

Adjoining the apartment is a small, garden space, maintained by the management company. Moving further around are the large communal gardens, with a range of outdoor seating and storage, manicured lawns, maintained footpaths and the perfect spot to enjoy the outdoors without having to leave the site.

ALLOCATED PARKING





22 Rowan Court

SUBMITTED BY

Nove Property

info@noveproperty.co.uk

01845470047

CREATED ON

23 June 2026

DETAILS

Total area: 41.25 m²

Living area: 41.25 m²

Floors: 1

Rooms: 7

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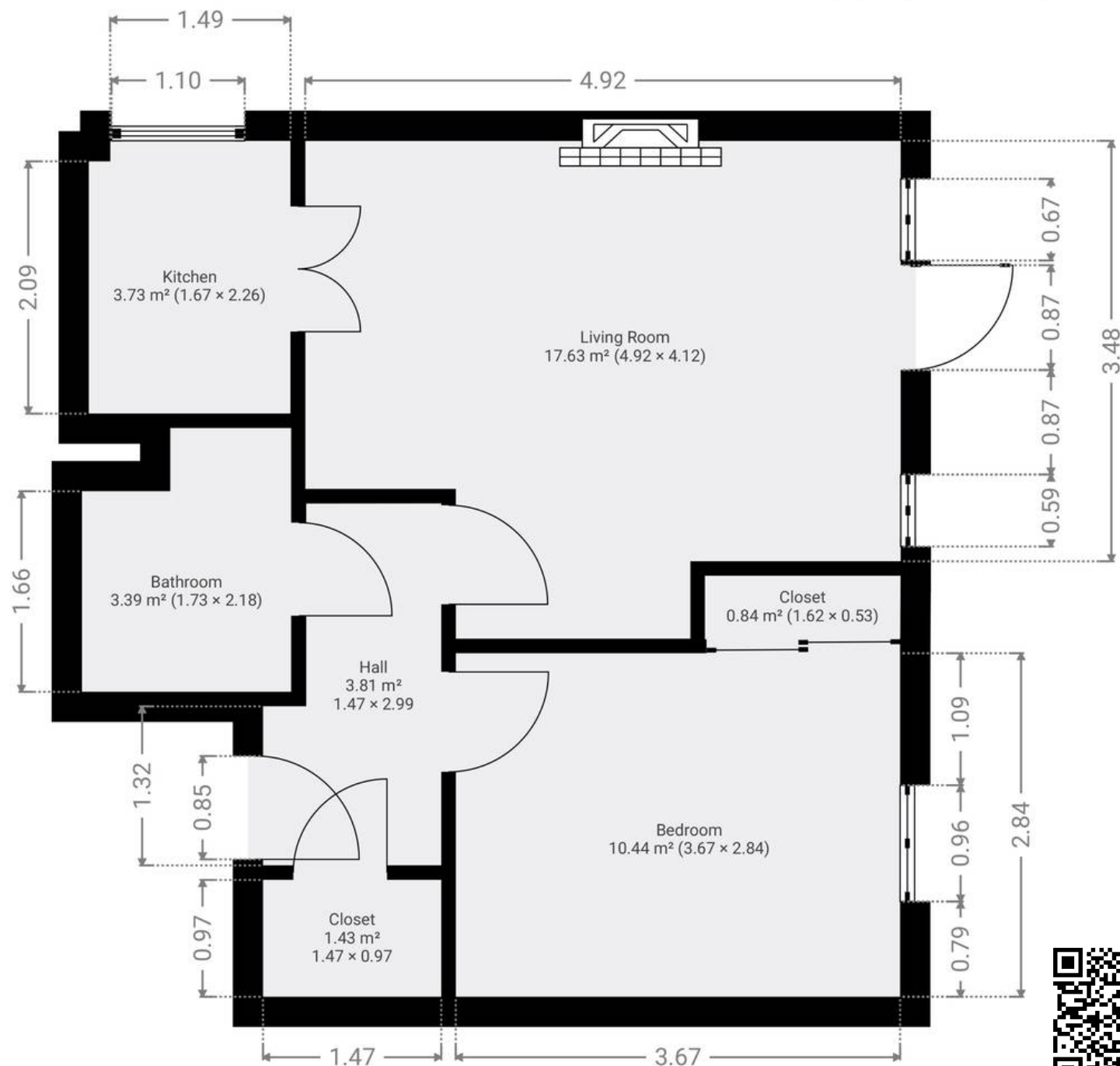
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0.0 0.5 1.0 1.5m
1:48

▼ Ground Floor

TOTAL AREA: 41.25 m² • LIVING AREA: 41.25 m² • ROOMS: 7





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