

Davis
Lund

The Old College, Steven Way
Ripon
North Yorkshire
HG4 2TQ

Guide Price £200,000





Accommodation

A beautifully presented ground floor apartment, located in one of Ripon's most iconic buildings and offering a stunning setting, surrounded by the wonderful landscaped grounds of the former college of Ripon and York St John.

The apartment occupies the full depth of the building, giving the property a double aspect and meaning that the accommodation feels particularly light and airy throughout. Access is available through a communal entrance hall, whilst allocated parking and further visitor parking is available.

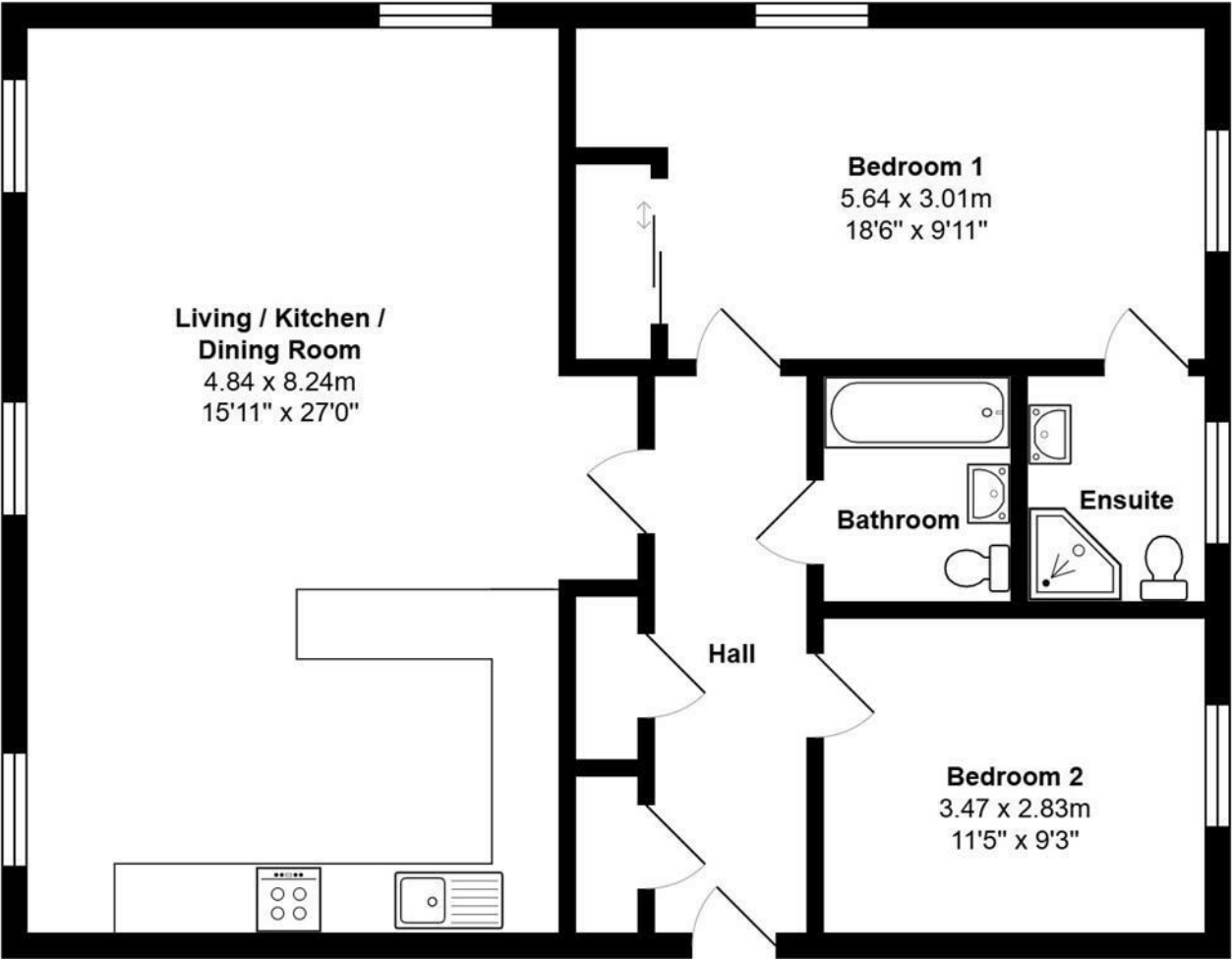
Located just a short walk from the city centre, the property is ideally situated, offering ease of access to the array of shops and restaurants that Ripon has to offer.

On the ground floor there is access to the communal entrance hall, with an intercom entry system, which services just a handful of apartments. The main entrance door leads to a private entrance hall, with two handy storage cupboards, one housing the hot water system. The double aspect open plan living accommodation is particularly spacious, with a modern fitted kitchen, plus living and dining areas. The kitchen has been fitted to a high standard, and it comes equipped with some integrated appliances. The main bedroom is a generous size and also enjoys a double aspect, with fitted wardrobes and modern en-suite facilities. There is a further well-proportioned and neutrally decorated double bedroom, plus the additional bathroom, which is part tiled and once again fitted with a modern white suite and heated towel rail. The property benefits from secondary glazing throughout and upgraded electric heating.

Externally there is an allocated parking space, plus further visitor parking is available. The apartment is sure to appeal to a range of prospective buyers, including purchasers looking for a 'lock up and leave property', whilst the apartment is sure to also appeal to investors looking for a buy to let purchase, with a strong monthly rental return achievable.









EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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