



College Court South, Steven Way, Ripon, HG4 2TJ

Offers Over £125,000 NO CHAIN

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The Old College development remains one of Ripon's most impressive and sought after residential addresses. This particular apartment is situated at sub-penthouse level on the second floor, perfect for maximising the easterly orientation and allowing superb elevated views of the impressive Old College architecture and communal grounds.

Offered to the market with no onward chain, this could be an ideal investment property or satisfying home for those who appreciate low maintenance living without compromising on practicality, location and convenience.

SOLO SAY: The unique, expansive communal grounds ensure The Old College remains a sought-after haven of peace and tranquillity. Designed to sympathetically compliment the original grade II listed buildings, the purpose-built College Court apartments fit perfectly into this wonderful environment.





From the impressive and spacious communal entrance area, take the stairs or the lift to the second floor.

The 'front' entrance door opens into a spacious hall with store cupboard. The spacious and welcoming reception room features fully inward opening, full height windows with Juliet balcony, adding to the feeling of light and space. The attractive open-plan design allows for various configurations so you can create a relaxed or sociable living environment.

The well-planned kitchen area offers a range of units, plenty of workspace and features a range of appliances.

The generous double bedroom has a wardrobe and window with a pleasant aspect.

A smartly appointed bathroom completes the accommodation with a white suite including a bath with tiled surround and shower over, wash basin and toilet, contrasting with the dark tiled flooring.



There is an allocated car-parking space and ample visitor parking is provided. Residents can choose between steps or a ramp for access to the communal entrance. 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 the incumbent residents.

It is worth taking time to explore and discover why this peaceful yet conveniently located haven is so popular.

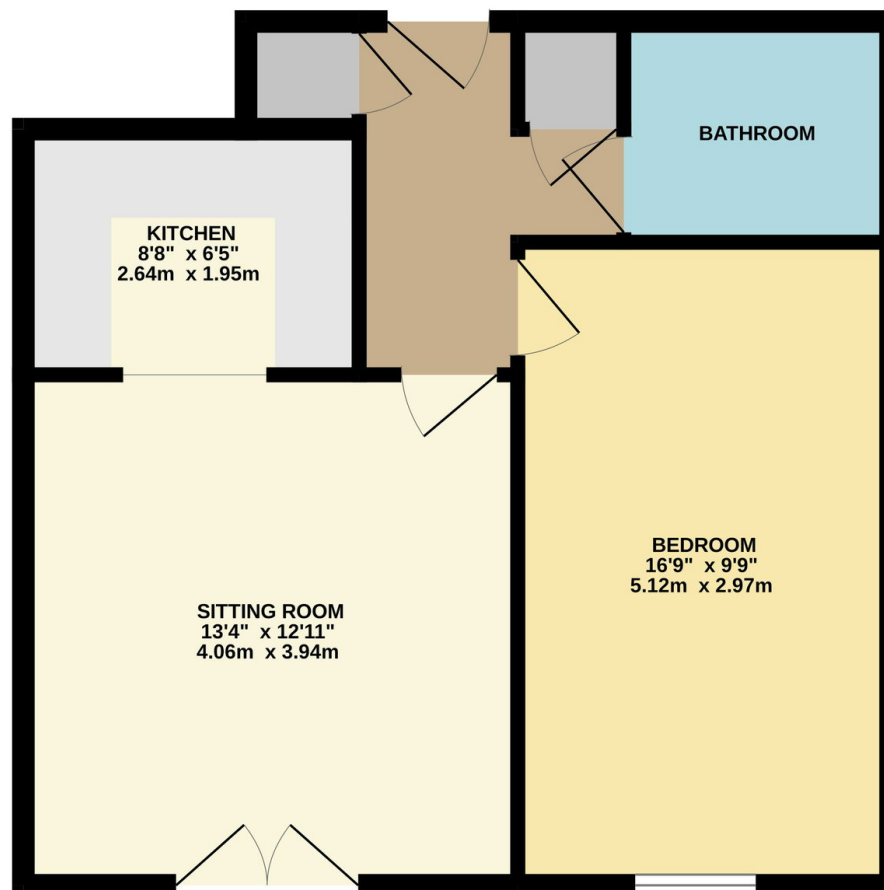
From the impressive grounds there are various footpaths and access points leading to Ripon city centre, all following pleasant routes that make leaving the car at home and walking to the many cafes and shops a pleasure. Ripon has a vibrant and historic city centre with a wide choice of amenities situated 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 2004.

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





TOTAL FLOOR AREA : 495 sq.ft. (45.9 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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