







# 17 DERWENT COURT

RIPPONDEN | HX6 4JE

This top floor, south facing, executive apartment is located within a small block of apartments, on this ever popular development close to the amenities of the desirable village of Ripponden.

This beautifully presented apartment offers spacious accommodation comprising a bright and airy open plan living room / kitchen, two double bedrooms, an en-suite shower and three-piece bathroom.

Externally there is an allocated parking space.

**NO UPWARD CHAIN**



## ACCOMMODATION

Entrance Hall  
Inner Hallway  
Living Room  
Kitchen  
Bedroom 1  
En-suite Shower  
Bedroom 2  
Bathroom

## COUNCIL TAX

B

## EPC RATING

TBA

### INTERNAL

The property is entered into the inner hallway via an entrance vestibule.

The spacious open plan living room enjoys delightful south facing woodland views from the French doors which have a Juliet balcony. The living room is open to the well-appointed kitchen which houses timber Shaker style units with complementary worktops, the kitchen is equipped with an electric oven, four-ring electric hob with extractor canopy over and integrated dishwasher. There is plumbing for a washing machine and space for a fridge/freezer.

Bedroom one is a well-proportioned double bedroom with a three-piece en-suite shower room off. There is a second double bedroom and a spacious three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

In addition there is a large storage cupboard off the inner hallway as well as access to useful loft storage.

### EXTERNAL

Allocated parking space,

### LOCATION

Situated on the sought after Rylands Park development, the apartment is within walking distance of the centre of Ripponden which has excellent local amenities including a village school, vet's practice, dental surgery, health centre with pharmacy and a selection of shops, bars and restaurants.

### TRANSPORT LINKS

There is a regular bus service nearby. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

### SERVICES

Electric storage heaters. Mains electricity and water.

### TENURE AND FEES

Leasehold – 125 Years from 1<sup>st</sup> January 2009. Maintenance fees £186.65 pcm.  
Ground Rent £200 per annum.

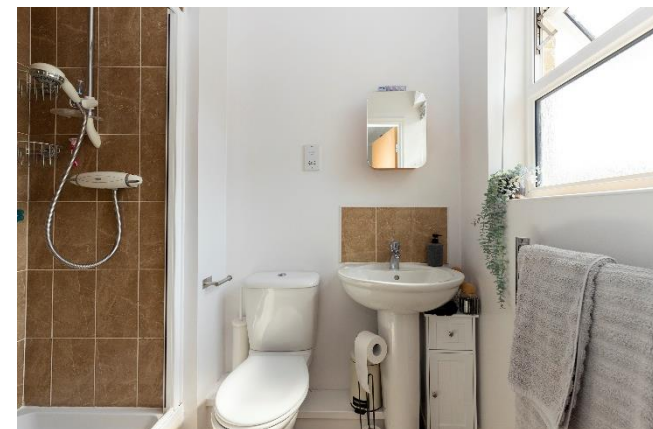
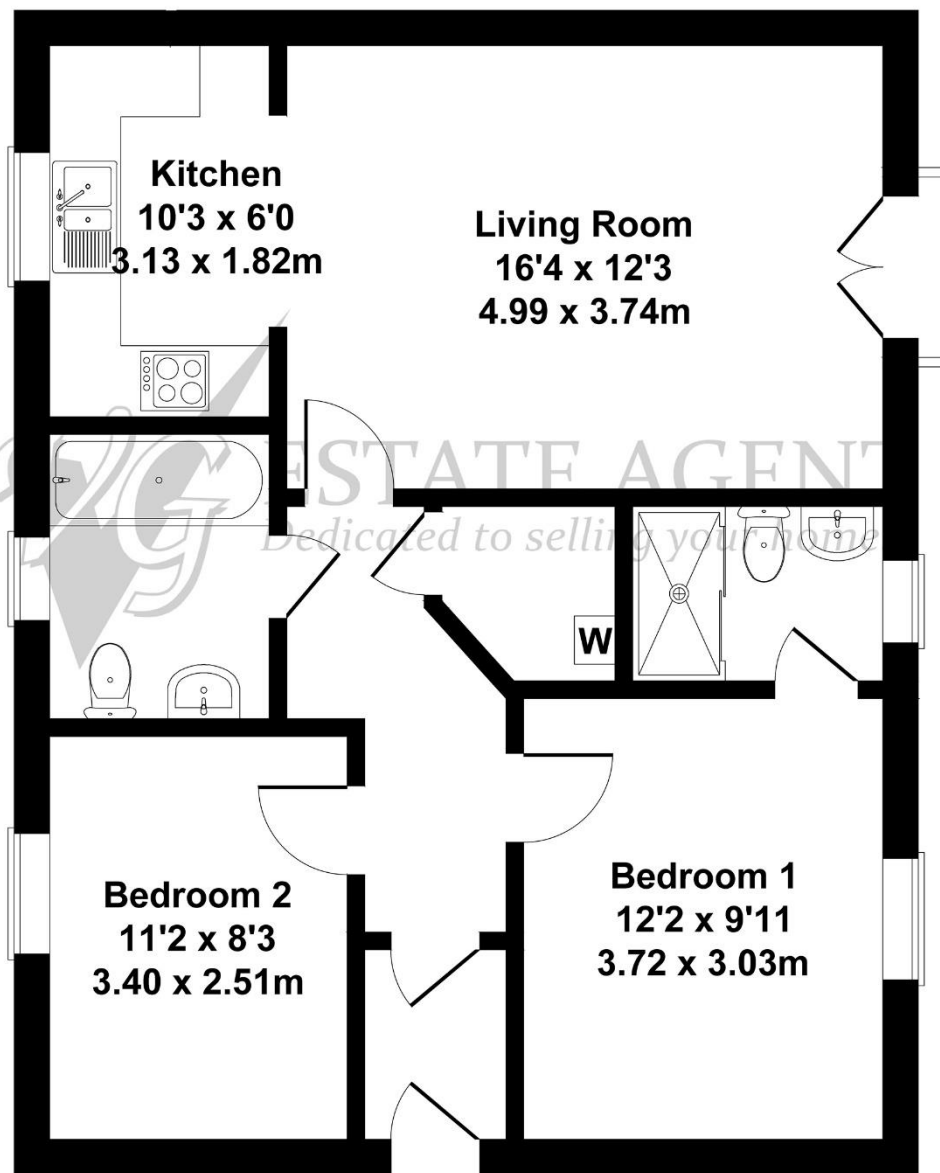
### DIRECTIONS

From Ripponden traffic lights proceed uphill along Rochdale Road, passing the Butchers Arms pub on the left. Take the next left hand turn into Rylands Park. Follow the road downhill almost to the bottom, and No.17 Derwent Court can be found in the apartment block on the left hand side.





**Approximate Gross Internal Area**  
**700 sq ft - 65 sq m**



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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.