





## **Accommodation**

A centrally located and immaculately presented one bedroom top floor apartment, offering surprisingly spacious accommodation throughout. The apartment has been totally transformed in recent years, now revealing a sleek and stylish interior, with a large open plan living area. The accommodation feels light and airy throughout, whilst it could not be more conveniently placed, with the added bonus of being tucked away from the road.

There is an impressive kitchen which has been fitted with a range of modern units and incorporating some fitted appliances. The shower room has also been fitted to a high standard, with a large walk in shower cubicle with external controls, plus a contemporary white suite and tiled splashbacks. There is double glazing throughout, plus a modern electric central heating system. A cupboard off the shower room houses the heating/hot water system, whilst also providing handy storage and space and plumbing for a washing machine.

The apartment is situated in a small block of just three, with a shared entrance hall giving access. Internally there is an entrance hall with loft access, good size open plan living/kitchen area, a generous double aspect bedroom and the modern shower room.

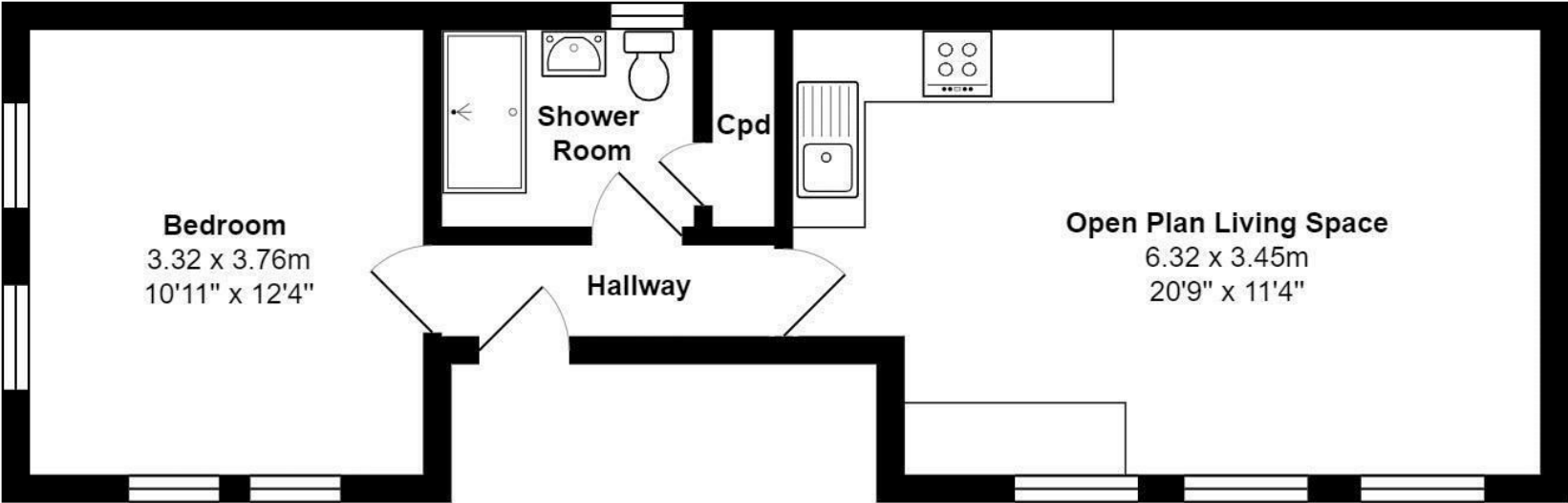
The apartment occupies a peaceful courtyard setting, located in the heart of the city and offering ease of access to Ripon's shops and amenities. Externally there is an allocated parking space with vehicle access from the rear, whilst a gate gives pedestrian access back onto North Street.

The property is sure to appeal to first time buyers, whilst it would also make an ideal buy to let investment, or a low maintenance apartment for downsizers.

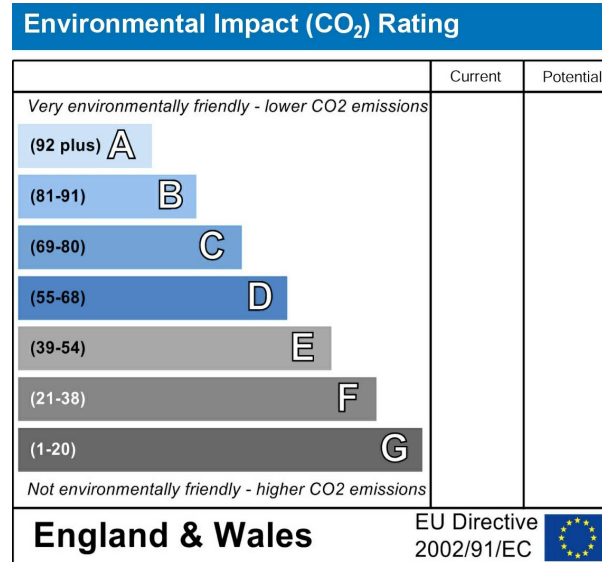
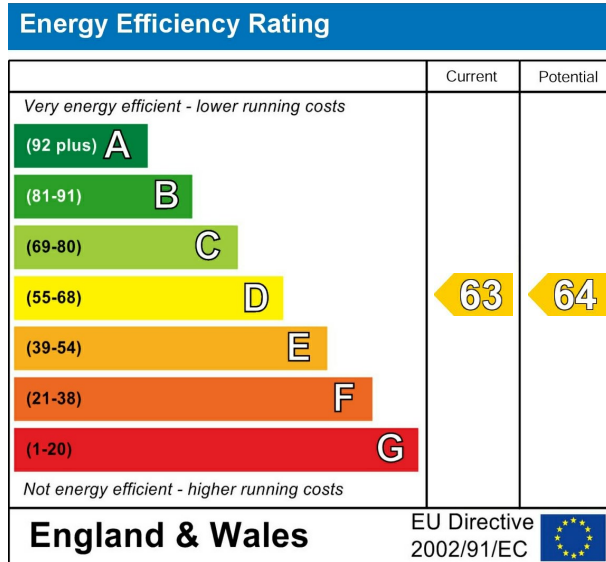




Floorplan



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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