



Riverside House, Williamson Close, Ripon, HG4 1AZ

£119,950 NO CHAIN

# Riverside House, Williamson Close, Ripon, HG4 1AZ

An excellent retirement apartment occupying a secure first floor position within this attractive, purpose-built block for those aged over 55, set in a fabulous location on the banks of the river Skell and conveniently located for a wide selection of amenities and Ripon market place.

The property offers excellent proportions complemented by double glazing and electric heating with the advantages of a spacious hall, excellent storage and the versatility provided by two bedrooms.

Residents at Riverside House can take advantage of a host of benefits including an on-site manager (29 hours a week), 24 hours emergency response call system, wi-fi, a communal lounge, on-site laundry and landscaped gardens on the banks of the river Skell.





The spacious hallway makes a great first impression and offers two good store cupboards.

The generously proportioned reception room provides plenty of options for sitting and dining space and features a bay with double doors and Juliet balcony.

The spacious kitchen provides a range of units with plenty of storage and workspace together with an integrated electric oven and hob.

The two bedrooms are served by a shower room.



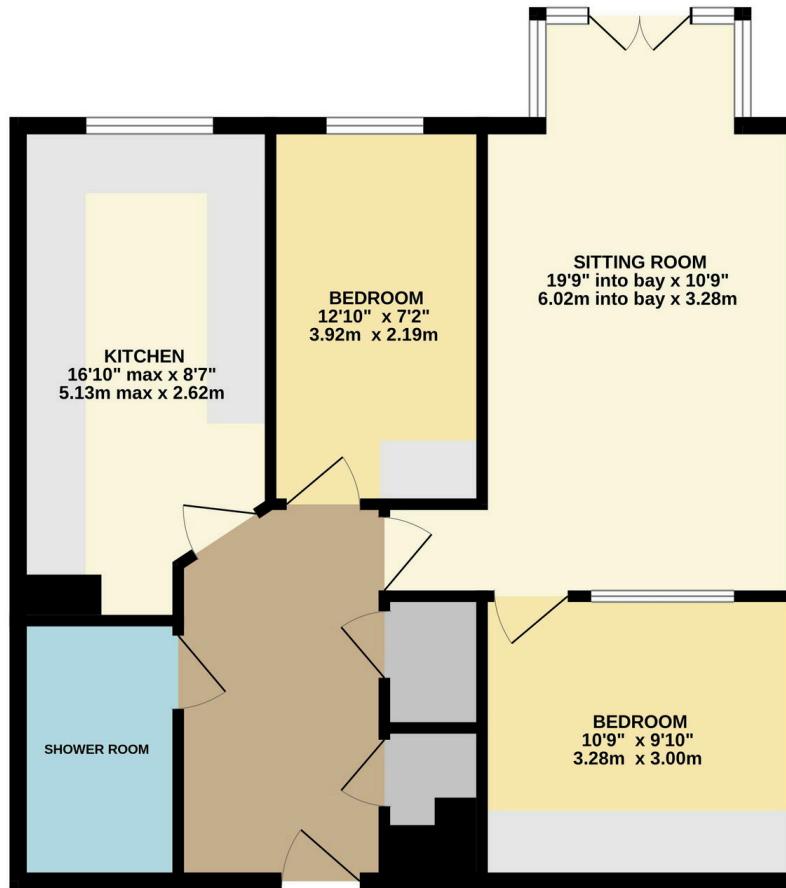
Riverside House is delightfully situated in an attractive and peaceful environment where there are lovely walks along the river Skell towards the surrounding countryside.

The centre of Ripon, with its famous market place, is only a short distance away and provides an excellent range of shops and services together with numerous boutiques, cafés and places of interest.

There are also first class sporting and leisure facilities in the area and Ripon is well placed for travel throughout the area with great road links and bus services.

The property is leasehold with a 125 year lease from 1992 and there is a service charge (currently stated as £253.76 per month by Anchor Housing) which includes the buildings insurance, window cleaning and maintenance/cleaning of communal areas.





TOTAL FLOOR AREA: 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for marketing purposes only and should be read 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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