





Accommodation

An immaculately presented and utterly charming two bedroom maisonette apartment, situated on the top floor of a historic building and enjoying a lovely central location. Currently a successful holiday let, the property is offered to the market with no onward chain and can be sold fully furnished, ideal for an investor wanting a turn-key investment, or a first purchase.

Located in the heart of Ripon, this luxury two bedroom apartment forms part of a charming Chapel conversion. The maisonette offers accommodation over the first and second floors of this iconic building and it feels light and airy, with large feature windows throughout.

Finished to a high standard throughout, the apartment features modern living accommodation, allocated parking and shared outdoor space. The property is ideally placed for shops and amenities, being just a short walk from the city centre and Ripon's amenities, whilst also being just seconds away from the new Tesco supermarket.

On the ground floor there is a grand entrance with video intercom entry system. Stairs rise to the first floor, where there is an entrance door to the apartment, plus a good size private store room, located on the half landing. The apartment itself features a welcoming entrance hall with storage cupboard, offering space and plumbing for a washing machine. There is a stunning open plan living area, a flexible and generous space, with large full-length windows, flooding the room with natural light. The kitchen features a range of stylish wall and base units, plus some integrated appliances. There is a double bedroom offering roof top views of the city and a tiled bathroom complete with a white suite, including a bath with shower and glazed screen over, a heated towel rail and vanity sink. A spiral staircase leads to the top floor, where you find the generous main bedroom. The bedroom has a pitched ceiling, with two skylights and large circular feature window. There is a storage cupboard housing the gas central heating boiler and a modern en-suite shower room, once again finished to a high standard with a large walk-in shower enclosure.

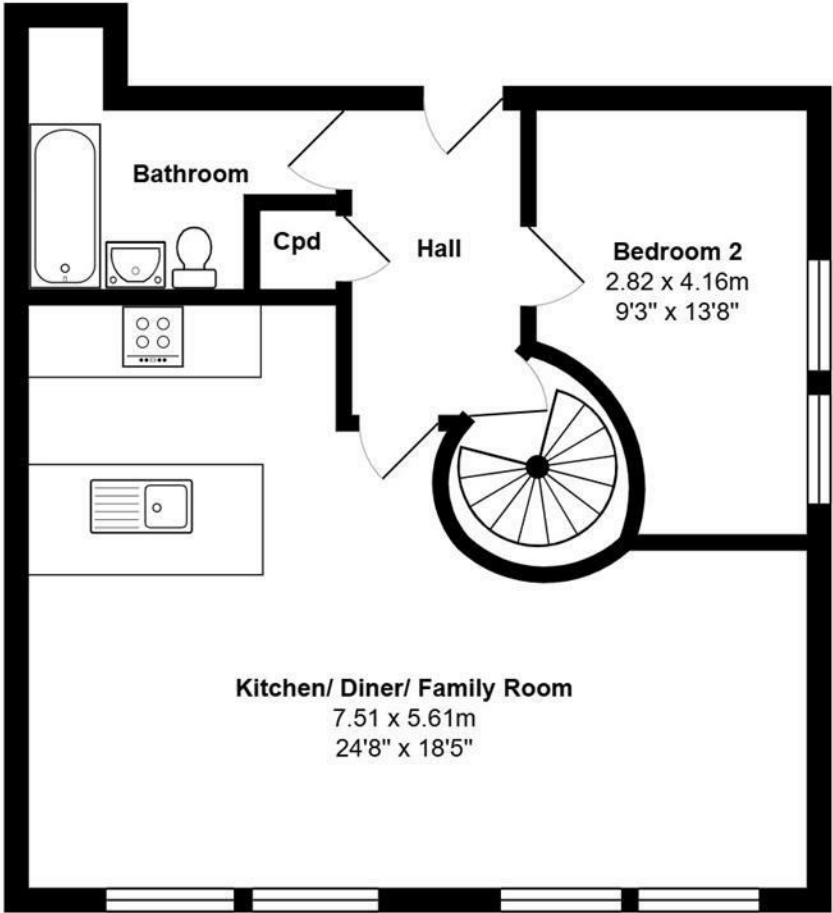
Externally there are communal gardens and an allocated parking space, whilst a bin store is also available.

Finished to an impeccable standard throughout and in such a central location, apartments of this quality are rare to market, complete with a long lease in place and competitive monthly management charges. The apartment will no doubt suit a variety of purchasers and it has been a very successful holiday let in recent years. An early viewing is advised on this chain free home.

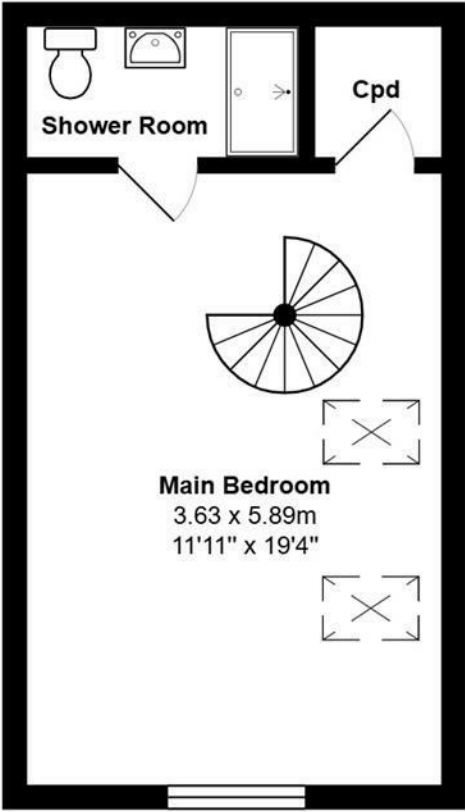




Floorplan



First Floor



Second Floor



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 - 01845 421010 - sales@davislund.co.uk - 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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