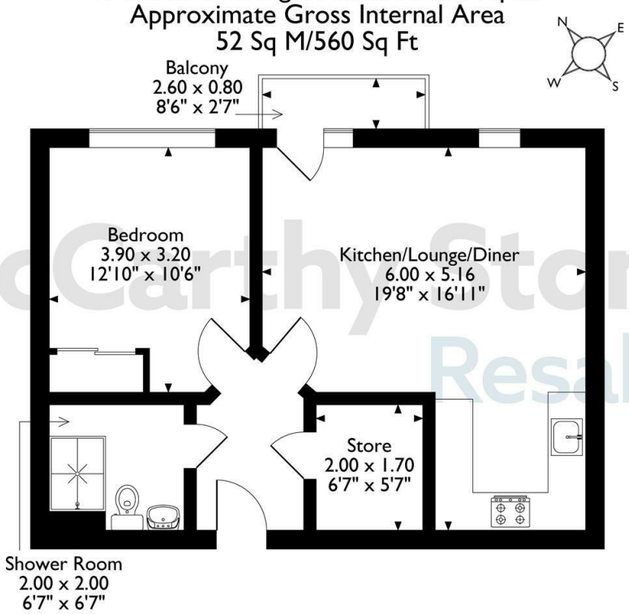
McCarthy Stone
Resales

11 Dawson Grange, North Street, Ripon
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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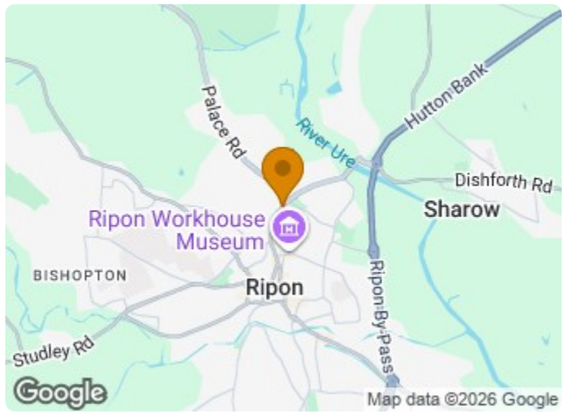

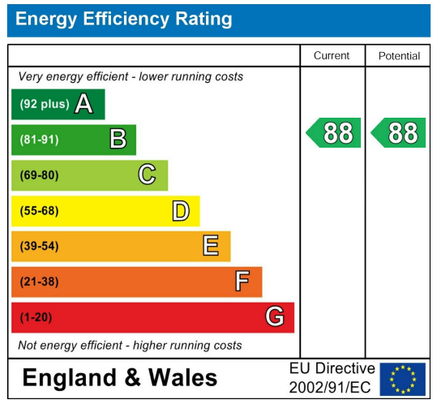

Council Tax Band: B

The Property Ombudsman

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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McCarthy Stone
Resales

11 Dawson Grange

North Street, Ripon, HG4 1JZ

PRICE REDUCED

PRICE REDUCTION

Asking price £200,000 Leasehold

A SPACIOUS ONE BEDROOM, apartment located on the FIRST FLOOR within a McCARTHY STONE Retirement Living development approximately 170 YARDS from Ripon's SHOPS AND AMENITIES and QUAINT CITY CENTRE.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Dawson Grange, North Street, Ripon, HG4 1JZ

1 Bed | Asking price £200,000

Dawson Grange

Dawson Grange consists of 28 stylish one and two-bedroom retirement homes, exclusive to the over 60s and conveniently located just a stone's throw from Ripon thriving city centre. Socialising is high on the agenda in this retirement community. The development enjoys a contemporary and comfortable communal lounge fitted with coffee machine, wine fridge and large TV, perfect for those get togethers and the luxurious guest suite is perfect for when people come to stay. Landscaped gardens offer a place to relax and chat with family and friends. If your guests wish to extend their stay they can book into the on-site guest-suite (additional charges apply).
There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems along with the running of the laundry room. On-site there is also a buggy store room and lifts to all floors.
For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require any assistance and the services of a friendly House Manger, who is on hand on weekdays to help with anything you need.

Local area

This attractive development, set in this historic city, is close to all the amenities that Ripon has to offer, including an imposing cathedral, a popular racecourse, striking architecture and a choice of green spaces and parks.
With the bus stop within easy reach its just a short ride into the heart of Ripon where you'll find a wealth of cafes, bars and eateries as well as your favourite high street stores and smaller independent retailers. The popular town of Harrogate is located just 12 miles away and the A1M is a 20 minute drive away giving easy access to the North and South of the country.

Entrance Hall

Front door with spy hole and letter box. 24-hour emergency response and camera door entry system with intercom, illuminated light switches and smoke detector. A large walk-in utility/storage cupboard housing the washer/dryer. Doors to the living room, bedroom and shower room.

Living room

Bright room with the benefit of two large windows which allow lots of natural light in and one also incorporates a French door leading to a walk-out balcony. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets and a wall-mounted electric heater. Access to open plan kitchen

Kitchen

Fully fitted with a range of white, high gloss wall and base cupboards and drawers, with chrome handles and worksurface. A black composite sink and drainer unit with mono lever tap. Appliances include a raised level oven, microwave, ceramic hob with cooker hood over, fridge and freezer. Tiled flooring, adjustable central spot lights and under pelmet lighting.

Bedroom

A spacious bedroom providing a built in wardrobe. Ceiling light, TV and phone point, raised power sockets and a wall mounted electric heater.

Shower room

Partially tiled walls and tiled flooring. Suite comprising a walk-in shower cubicle with handheld shower head and glass shower screen; wash hand basin and WC with concealed cistern. Illuminated mirror, electric chrome heated towel rail and extractor fan.

Service Charge (Breakdown)

- House manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV.

The annual service charge is £3,274.68 for financial year ending 28/02/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Leasehold Information

Lease Length: 999 years from 2019
Ground rent: £425 per annum
Ground rent review: Jan-34
Managed by: McCarthy Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years old.

Additional Information and Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information check our webpage additional services or speak with our property consultant

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage