



Apartment 24

A beautifully presented apartment with a private patio and lovely green views of the gardens.

This spacious 1-bedroom property offers generous accommodation and is located in the Rosedale Building, with direct access to the main building and communal areas.

THE RED
HOUSE

LIVE WITH *Freedom*

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Property Particulars

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Pre-owned apartment offered for re-sale:

- Apartment 24 Rosedale
- The Red House, 41 Palace Road, Ripon, HG4 1FA
- 1 Bedroom, ground floor apartment, private patio
- Leasehold (150 years from 18/08/2018)
- £325,000 (Other charges apply)



Location

The Red House enjoys a tranquil, leafy setting just over half a mile from Ripon City Centre — offering shops, cafés, restaurants with unique historic charm. Sports enthusiasts will find Ripon's golf, cricket, rugby and football clubs close by, plus the famous racecourse just two and a half miles away. For leisurely days out, the Yorkshire Dales, countless country pubs and the World Heritage Site of Fountains Abbey are all on your doorstep.

Description

A beautifully presented one-bedroom apartment on the lower ground floor of our Rosedale building, featuring a private patio and lovely views over the trees from the lounge and bedroom.

The superbly refurbished Red House has everything you could wish for with a reception hall, lounge and bar, restaurant, library, hair and beauty salon, treatment room, hobbies room and gym. Large windows, high ceilings and original features add character throughout, while the beautiful, landscaped gardens provide the perfect space to relax and unwind.

Accommodation

Entrance hall with store cupboard; door leading to a large open plan lounge/dining/kitchen areas; French doors leading to a private patio area, with views overlooking the trees and gardens; kitchen with integrated appliances, including eye-level oven, microwave, fridge freezer, dishwasher, washer/dryer – all appliances are Zanussi; dining area next to kitchen; From the hallway you will find the bedroom, with free standing triple wardrobe; large shower/wet room with underfloor heating, demist mirror and heated towel rail. The property benefits from all new carpets and fresh painting throughout.

Room Dimensions

Kitchen	3.00m x 2.80m	9' 10" x 9' 2"
Lounge / Dining	5.76m x 4.13m	18' 11" x 13' 7"
Bedroom 1	4.75m x 3.43m	15' 7" x 11' 3"
Shower Room	3.00m x 1.83m	9' 10" x 6' 0"

For more information contact 01765 647312 or visit RedHouseRipon.co.uk

Outside

Set within 4 acres of peaceful grounds, The Red House offers generous terraces, seating areas and a delightful allotment where owners can grow fruit, vegetables and flowers, perfect to exercise green fingers.

Local Authority and banding

Harrogate Borough Council, Band C

Service charge and ground rent

The service charge is currently £947.85 monthly / 11,374.20 annually. This covers external building maintenance, external cleaning of apartment windows, buildings insurance, refuse collection, communal area maintenance, reserve fund, management fee, daily concierge service, garden and grounds maintenance, 24-hour on-site staffing, 1½ hours' domestic help a week.

The ground rent is £606.12 per year, reviewed every 5 years. Payable on all properties for which original leases were granted before 1st April 2023. Apartment 24 will be eligible for this cost.



Features

- Integrated Zanussi appliances
- Contemporary Roca sanitaryware
- Anti-slip flooring
- Carpets & curtains included
- CCTV & 24-hour on-site staffing
- Lifts to all floors
- 1½ hrs domestic help per week
- Door entry control and emergency call system
- Electric gate entrance to village



Viewing

By appointment only. Please contact Heidi Harrison, Resales Manager on **01765 647312/ 07377 369271**, Monday to Friday, 9.00am to 5.00pm, to arrange a convenient time to view.

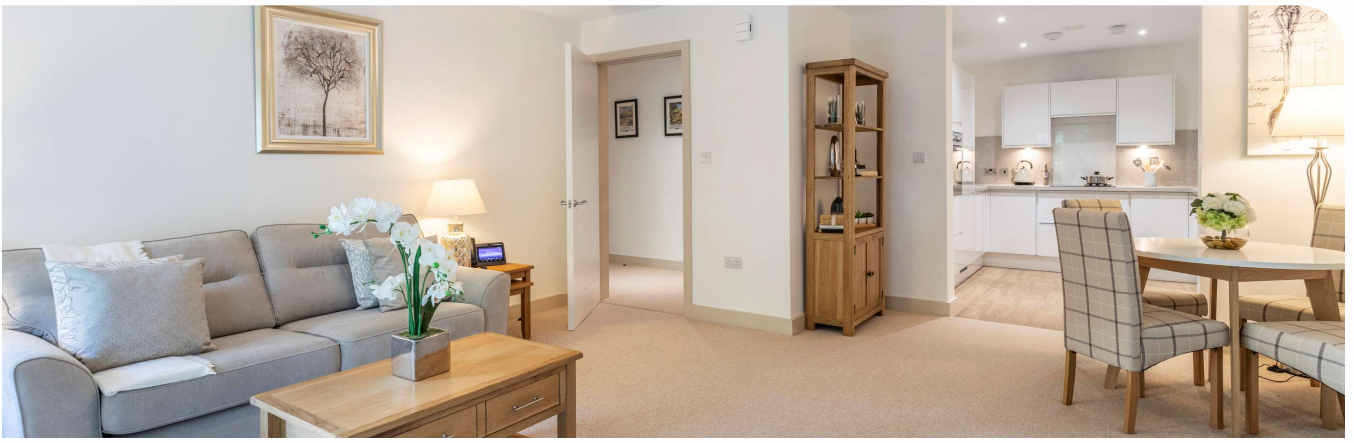
Event fees when leaving or selling the property

When leaving or selling the property, a Deferred Development Payment is payable to the landlord. This is 6%, 8% or 10% of the selling price (occupancy of up to 1 year, 1 to 2 years, and over 2 years, respectively).

A Sales Administration Fee of 1.5% of the selling price, plus VAT, is also payable. This covers the costs of Freedom Living's estate agency services. It is also payable if vendors use external agents. See the *Key Facts* document for full details, available from the Sales Team or the website, www.redhouseripon.com.

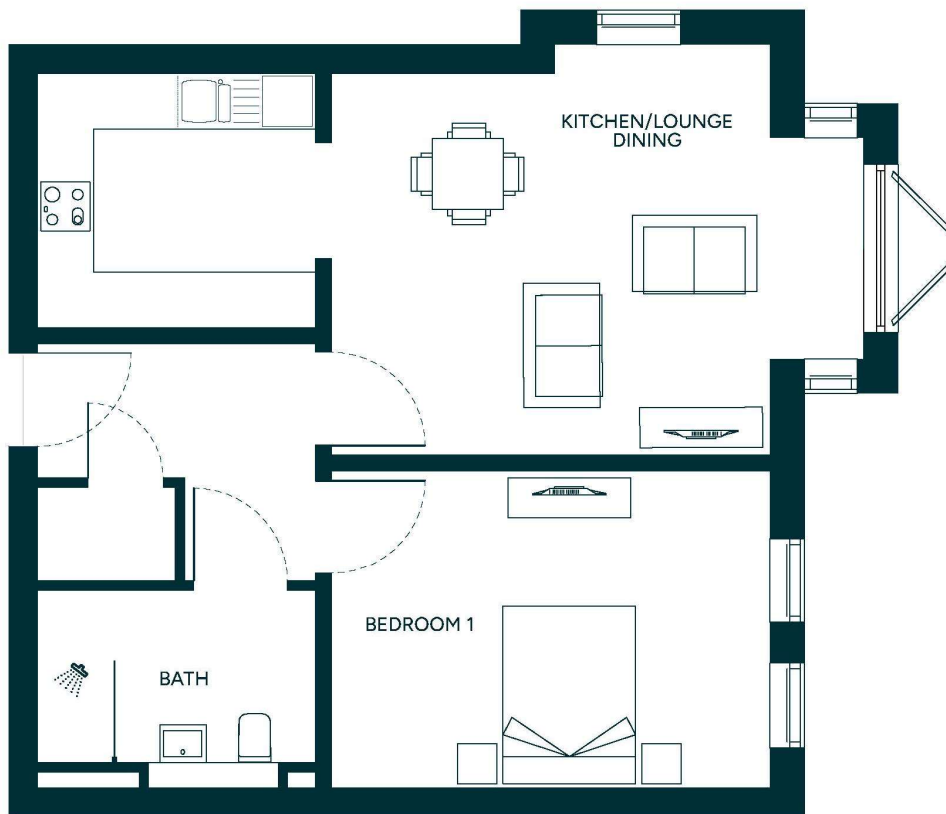
Energy performance

Energy efficiency rating B / 84%; environmental impact 1.0 tonnes of CO2 per annum (average household 6 tonnes per annum). Energy Performance Certificate available upon request.



Floorplan

Approximate gross internal area: 64.4m² - 693ft²



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Site map



41 Palace Road, Ripon, HG4 1FA

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APPROVED
OPERATOR



Plans are not shown to scale and room dimensions are approximate, given at their maximum, and are indicative of this property type only. They are not intended to be used for carpet sizes, appliance sizes, or items of furniture. Property images are intended to be indicative of this property type only and all properties are sold as unfurnished. Some property images may be digitally staged to show how the apartment would look furnished.

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