



Apartment 41

A stunning large Penthouse apartment, two-bedroom with stunning views of the village gardens.

Located in the Main Red House Building, with easy access to the main building and communal areas.

161.1 sqm / 1,733 sqft

THE RED HOUSE

LIVE WITH *Freedom*

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RedHouseRipon.co.uk

Property Particulars

THE RED
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Pre-owned apartment offered for re-sale:

- Apartment 41 The Red House
- The Red House, 41 Palace Road, Ripon, HG4 1FA
- 2-Bedroom, Penthouse apartment in Main Building
- Leasehold (150 years from 18/08/2018)
- £699,950 (Other charges apply)



Description

A superb 'Penthouse' two-bedroom, second floor apartment with stunning views over the village — the largest in the complex at 161.1m² (1,743ft²). This immaculate property includes Amtico parquet flooring throughout, with carpeted bedrooms, bespoke fitted bookcases in the living area and floor-to-ceiling fitted wardrobes in both bedrooms.

Located in The Red House Building, completed in 2019, with easy access to the formal gardens and all communal facilities — including 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. Just over half a mile from Ripon City Centre, with the Yorkshire Dales, Fountains Abbey and the famous racecourse all within easy reach.

Accommodation

Entrance hall with spacious built-in store; large double doors leading to lounge/dining/kitchen areas with fitted bookcases in the lounge and office area; fully-fitted kitchen with island and integrated appliances, including eye-level oven, microwave, fridge, freezer, dishwasher and washer/dryer; dining area off the kitchen; large main bedroom with floor-to-ceiling fitted wardrobes; large walk-in shower room; second bedroom with floor-to-ceiling fitted wardrobes and spacious storage cupboard; separate shower room off the hallway. Two spectacular chandeliers in the lounge.

Room Dimensions

Kitchen/Dining	6.55m x 3.10m	21' 6" x 10' 2"
Lounge / Study area	10.23m x 5.01m	33' 7" x 16' 11"
Bedroom 1	4.70m x 4.45m	15' 5" x 14' 7"
Bedroom 1 En-suite	2.79m x 2.23m	9' 2" x 7' 4"
Bedroom 2	4.87m x 3.65m	16' 0" x 12' 0"
Shower Room	3.56m x 2.03m	11' 8" x 6' 8"

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 E

Service charge and ground rent

The **service charge** is currently £999.85 monthly / 11,998.20 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.



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.



Features

- Integrated appliances
- Anti-slip flooring in bathrooms
- Amtico parquet flooring
- Fitted Wardrobes in both bedrooms
- 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

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 / 83%; environmental impact 2.8 tonnes of CO2 per annum (average household 6 tonnes per annum). Energy Performance Certificate available upon request.



Floorplan

Approximate gross internal area: 161.1sqm – 1,733sqft



Site map



41 Palace Road, Ripon, HG4 1FA

01765 647312
sales@redhouseripon.com



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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