

PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 32 – Rosedale
- The Red House, 41 Palace Road, Ripon, HG4 1FA
- 2 Bedroom, Upper Ground Floor Apartment
- Leasehold (150 years from 22/08/2018)
- £420,000 (Other charges apply)



Description

A superb and spacious Two-Bedroom, ground floor Apartment, measuring 993ft², this immaculate property includes all carpets, fitted blinds and is located within the Rosedale Building.

The main building has been created with everything you could wish for. Here you will find the exceptional communal facilities (comprising Reception Hall, Lounge and Bar, Restaurant, Library, Hair and Beauty salon, Treatment Room, Hobbies Room, and gym). There are large windows, high ceilings and other original features throughout, and the beautiful, landscaped gardens are there for you to enjoy and relax in.

Accommodation

Front door leading to Entrance Hall with large Utility Room; door leading to Lounge/Dining/Kitchen areas; large Lounge/Dining area with stunning views overlooking the courtyard gardens; internal village communication Tunstall phone; Kitchen with integrated appliances, comprising eye-level oven, electric hob, microwave, fridge, freezer, dishwasher, washer/dryer; large Master Bedroom with bespoke fitted wardrobes and shelving, with double doors and Juliette balcony; Wet room with underfloor heating, demist mirror and heated towel rail; Bright Second Bedroom with bespoke fitted wardrobes; House bathroom comprising bath with shower over, WC, sink, under floor heating, demist mirror and heated towel rail.

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|----------------------------|-------------------------------|
| • Lounge / Dining | 7.68m x 4.98m / 25'2" x 16'4" |
| • Kitchen | 2.80m x 2.40m / 9'2" x 7'10" |
| • Bedroom 1 | 5.11m x 3.75m / 16'9" x 12'4" |
| • Bedroom 1 Ensuite Shower | 2.40m x 1.64m / 7'10" x 5'4" |
| • Bedroom 2 | 3.23m x 3.12m / 10'7" x 10'3" |
| • Bathroom | 2.40m x 1.70m / 7'10" x 5'7" |

Total Area – 92.3m² /993ft²

Outside

The Red House has attractive and peaceful grounds and gardens spread over four acres, with generous outside terraces and seating areas, plus an area of raised beds for use by owners in the village in a delightful setting overlooking the lawns and woodland, the perfect place to exercise green fingers.

Location

The Red House benefits from a tranquil and leafy environment, but with proximity to the modern amenities and rich culture of Ripon City Centre, just over half a mile away. Ripon offers all the shops, cafés, restaurants and conveniences you'd expect from a city, including Marks & Spencer Food Hall, Sainsbury's Supermarket and a Morrisons Supermarket, whilst still retaining a unique character and charm.

For sports enthusiasts, the Ripon City Golf Club and Ripon Cricket Club, Ripon Rugby Club, Ripon football club are within easy reach, and it's just two and a half miles to a lively day at the races.

If it's a more leisurely walk you're after, this is the perfect location to take in the stunning scenery of the Yorkshire Dales National Park, stopping at one of the many country pubs along the way. Nidderdale, deservedly designated an Area of Outstanding Natural Beauty, lies on the border of the National Park and is close to the World Heritage Site of Fountains Abbey.

Local Authority and banding

Harrogate Borough Council, Band D.

Features

- Fully integrated appliances
- Contemporary Roca sanitaryware
- Anti-slip bathroom flooring in Shower room
- Flooring, fitted carpets included (curtains and blinds by negotiation)
- CCTV and 24-hour on-site staffing
- 1½ hours per week of domestic help included
- Electric gate and door entry controls and emergency call systems
- Lifts to all floors
- Access to all communal areas

Service charge and ground rent

A service charge for 2025, currently £999.85 monthly/£11,998.20 annually, is payable. This covers external buildings and maintenance, external cleaning of apartment windows, buildings insurance, refuse collection, all 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.

There is no ground rent on this property as the property has a 'deed of variation' attached to the lease.

Charges when leaving or selling the property

A Deferred Development Payment of 6%, 8% or 10% of the selling price (occupancy of up to 1 year, 1 to 2 years, and over 2 years respectively) is payable when leaving or selling the property. A Sales Administration Fee of 1.5% of the selling price, plus VAT, is also payable. Further information is available from the Sales Team or the website, www.redhouseripon.com.

Energy performance

Energy efficiency rating 87%; environmental impact rating 90%. A copy of the full Energy Performance Certificate is available upon request.

Viewing

By appointment only.

Please contact the Sales Office on 01765 647312.

Opening hours: Monday to Friday, 10am – 4pm.

