

## PROPERTY PARTICULARS

### Pre-owned apartment offered for re-sale:

- Apartment 9 – The Red House
- The Red House, 41 Palace Road, Ripon, HG4 1FA
- 2 Bedroom, Ground Floor Apartment
- Leasehold (150 years from 22/08/2018)
- £430,000 (Other charges apply)



### Description

A superb two-bedroom, ground floor apartment, with stunning views over the gardens. The property has a private area with a bistro table and chairs. Measuring 97.1m<sup>2</sup> (1045ft<sup>2</sup>). This immaculate property includes new carpets, curtains and blinds, and is in Jervaulx Building. The apartment offers easy access to formal gardens and communal areas.

The superbly refurbished house 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

On entering Jervaulx, apartment 9 is located on the ground floor at the rear of the building. Large entrance hall with built-in store cupboard; door leading to lounge/dining/kitchen areas; large lounge area with lovely views overlooking the gardens and allotment, with French doors leading onto a fenced private pathed patio; Fully fitted kitchen with integrated appliances, including eye-level oven, microwave, fridge, freezer, dishwasher, washer/dryer – all appliances are Zanussi; dining area next to kitchen; Bedroom 1 with a with floor to ceiling fitted wardrobe; large wet room with underfloor heating, demist mirror and heated towel rail. Bedroom 2; Carpets, curtains and blinds throughout.

■ Lounge/Dining	5.55m x 4.30m	18'2" x 14'2"
■ Kitchen	3.71m x 2.88m	12'12" x 9'5"
■ Bedroom 1	5.73m x 3.37m	18'10" x 11'1"
■ Bedroom 1 Ensuite	2.79m x 1.80m	9'2" x 5'11"
■ Bedroom 2	3.71m x 3.20m	12'12" x 10'6"
■ House Bathroom	2.78m x 1.85m	9'2" x 6'1"

## 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, and Morrisons and Sainsburys Supermarkets, Next clothing, whilst still retaining a unique character and charm.

For sports enthusiasts, the Ripon City Golf Club, Ripon Cricket Club, Ripon Rugby Club and Ripon Football Club are within easy reach, and it's just two and a half miles to a lovely 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 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 Zanussi appliances
- Contemporary Roca sanitaryware
- Anti-slip bathroom flooring in Shower room
- Flooring: fitted carpets included – all new carpets except for Bedroom 2.
- 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, 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.

A ground rent of £606.12 per annum is currently payable to ERL (Red House Ripon) Limited on all properties for which the original leases were granted before 01 April 2023.

In addition, ground rent is payable in advance on 01 October each year and reviewed every five years in line with the Consumer Price Index. The next review will be 01 January 2028.

### **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](http://www.redhouseripon.com).

### **Energy performance**

Energy efficiency rating 86%; environmental impact rating 88%. A copy of the full Energy Performance Certificate is available upon request.

### **CRL**

The property benefits from 10-year CRL Build Cover from 01/04/2018. The CRL paperwork will be provided by the vendor(s), but a copy of the CRL's guide to this cover is available upon request.

### **Viewing**

By appointment only.

Please contact the Sales Office on 01765 647312.

Opening hours: Monday to Friday, 9am to 5pm.

