



Flat 2, Riverside House, Williamson Close, Ripon, North Yorkshire,

A spacious and beautifully presented ground floor two bedroom apartment situated in the centre of Ripon for the over 55s. Offered to the market chain free.

10 Queen Street, Ripon, North Yorkshire, HG4
1ED

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dacres.co.uk





Flat 2, Riverside House, Williamson Close, Ripon, North Yorkshire, HG4

Guide Price: £155,000

- Beautifully Presented
- Retirement Living
- Two Bedrooms
- City Centre Position
- Communal Gardens



General remarks

A versatile and spacious two bedroom apartment situated in the popular Riverside House. Offered to the over 55's and situated in a perfect central location.

Entering the property itself from a communal hallway you are greeted by a spacious private hall with access into all rooms, the hallways also features store cupboards. To the right you find a spacious living room with French doors leading out to a small garden area. To the rear of the room is the kitchen which boasts a range of fitted units including a oven, hob and extractor fan. A spacious master bedroom with built in wardrobes, a further double bedroom, ideal for guests. Moving through to the bathroom with three piece suite.

There is private parking to the front of the property and residents also have the additional benefit of well-maintained gardens with lawns and patios.

This is a convenient location for those seeking ease of access to Ripon City centre with a wide of excellent local shopping and recreational facilities. The property is of course situated within close proximity to the River Skell offering stunning riverside walks.

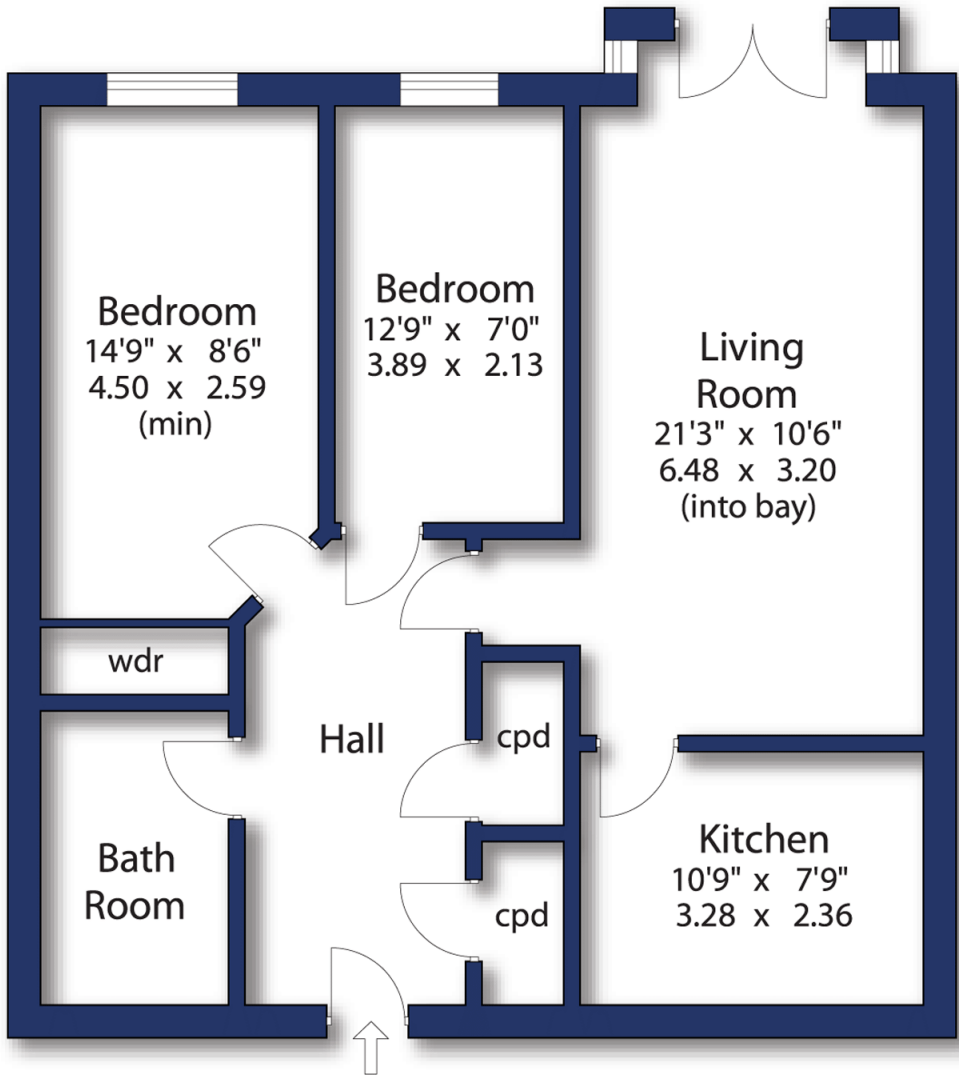
Lease details:

Lease length: 91 years

Service Charge £354.02 pcm

T+C Charge £85 every 6 months

Ground Rent: tbc



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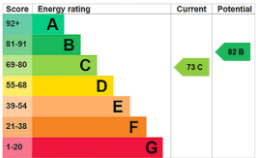
 **Mortgage
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 **Dacres Surveys**

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Contact us



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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band B

Tenure, Services & Parking

- Leasehold
- Mains electric, water and drainage. Heating is electric
-

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea -, Medium;; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - There is a risk of flooding from reservoirs in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: RIP250097