



Flat 23, Sunnyfield Lodge, Fennell Grove, Ripon, North Yorkshire, HG4

A spacious and beautifully light two-bedroom first-floor retirement apartment, occupying a desirable corner position within the highly regarded Sunnyfield Lodge development.

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Guide Price: £175,000

- Spacious and light filled two-bedroom apartment
- Exclusively for the over 55's
- Independent living in a welcoming community
- Beautifully maintained communal areas and gardens
- On site restaurant and activities



General remarks

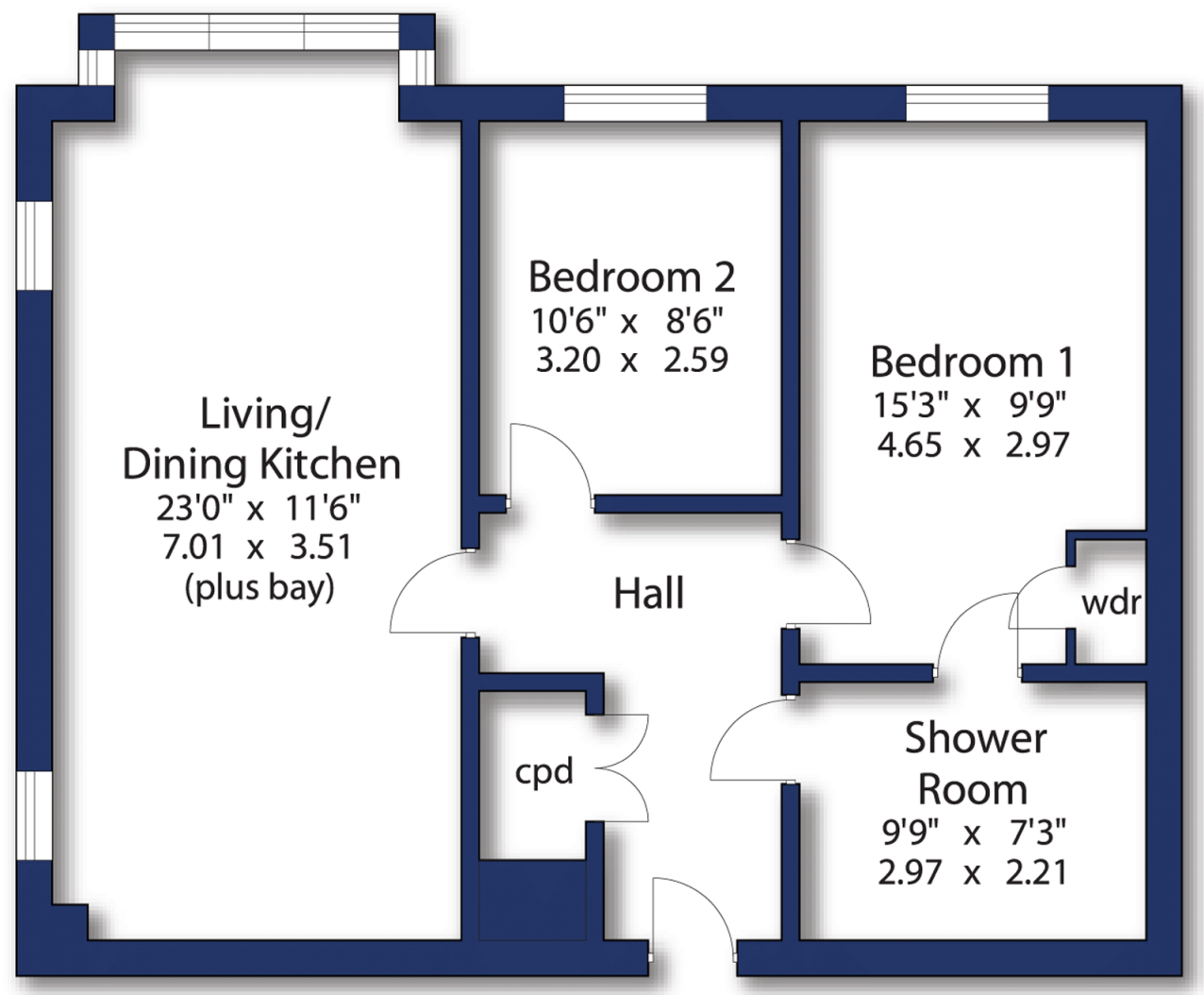
Situated within the highly regarded Sunnyfield Lodge retirement development, this delightful two-bedroom first-floor apartment offers spacious, light-filled accommodation in a peaceful and welcoming community. Occupying a desirable corner position with windows to two elevations, the property enjoys an abundance of natural light throughout and offers comfortable, low-maintenance living.

The well-proportioned accommodation comprises a spacious entrance hall, a generously sized lounge/dining room, a fitted kitchen, two double bedrooms and a practical wet room. Offered to the market chain free, this is an excellent opportunity for those looking to enjoy independent retirement living in a secure and sociable environment.

Sunnyfield Lodge is a popular retirement development designed exclusively for the over-55s, offering residents an excellent range of facilities and a real sense of community. Beautifully maintained communal gardens provide a peaceful setting to relax, while the bright conservatory offers the perfect place to meet friends and neighbours. Residents can also enjoy the convenience of an on-site restaurant, a varied programme of organised social activities and events, lift access, a House Manager, emergency call system and communal lounges, all designed to promote comfort, independence and peace of mind.

Ideally situated close to Ripon's city centre, Sunnyfield Lodge offers easy access to a wide range of shops, cafés, supermarkets, healthcare facilities and local amenities, making it a superb choice for those seeking a safe, convenient and enjoyable retirement lifestyle.

Floorplans



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Contact us



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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently B

Tenure, Services & Parking

- Leasehold
- Mains gas, electric, water and drainage. Domestic heating is gas
- On site parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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 £34.20 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.

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