



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**14 Rowan Court, Thirsk, YO7 1GD**  
**Price Guide £79,950**



An immaculately presented spacious one bedroom ground floor apartment with the benefit of a patio accessed from the living room, a double bedroom with built in wardrobes, modern fully fitted kitchen and wet room style shower room. Viewings are highly recommended to fully appreciate this stunning apartment and development



**The Property**

Rowan Court is a retirement development for those over 60 years of age, located within walking distance of Thirsk Town Centre with easy access to transport and shopping facilities. Whilst offering total independence to owners, there will be staff on hand and a 24hr emergency call system if required.

The house manager is on site during working hours ensuring everything runs smoothly and be assured that the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs in the homeowners lounge and other communal areas are also covered in the service charge. For peace of mind the development has a 24-hour emergency call systems.

This ground floor retirement apartment consists of one double bedroom, a separate shower room and spacious living room opening onto a paved patio area. The separate modern kitchen is positioned off the living room and allocated dining area.

Entrance Hall - Spacious entrance hall with walk-in storage/utility cupboard housing a hot water cylinder and shelving. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors leading to bedroom, living room and shower room.

Living Room With Patio - A bright and spacious living/dining room benefitting from double-glazed patio door with windows to the sides opening onto a paved patio area. TV and Sky point and raised electric power sockets. Fitted carpets and modern energy-efficient wall-mounted panel heaters.

Kitchen - Modern fully fitted kitchen with tiled floor and a range of matt white wall and base units with contrasting worktops. Integral appliances include an oven, ceramic four-ring hob with splash back, stainless concealed extractor hood, washing machine and fitted fridge/freezer.

Bedroom - A bright, beautifully presented and spacious double bedroom with fitted wardrobes, dressing table and also bedside tables, Modern wall mounted panel heater,

raised power points, TV and BT points. Large double glazed window.

Shower Room - Modern suite includes; Fully tiled step-in thermostatically controlled shower with grab rails and glazed screen, WC and vanity unit with wash basin inset and storage below and emergency pull cord.

- Service Charge (Breakdown) -
- Cleaning of communal windows
  - Water rates for communal areas and apartments
  - Electricity, heating, lighting and power to communal areas
  - 24-hour emergency call system
  - Upkeep of gardens and grounds
  - Repairs and maintenance to the interior and exterior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

The Property is Leasehold  
Leasehold Term: 125 years  
Created: 2006  
Expires: 2131  
Years Remaining: 107  
Service Charges review: £1515.80 (paid twice per annum)  
Ground Rent Review: £197.50 paid twice a year.

Council: North Yorkshire  
Council Tax Band: B  
EPC:  
EPC Link

**The market town of Thirsk**

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the

Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:  
The Spa town of Harrogate (22 miles)  
Historic York (21 Miles)  
Leeds ( 30 Miles) and  
Teesside (23 Miles)

Thirsk has the following excellent rail connections:  
TransPennine Express to York, Leeds and Manchester and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

**Disclaimer**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material ( trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.

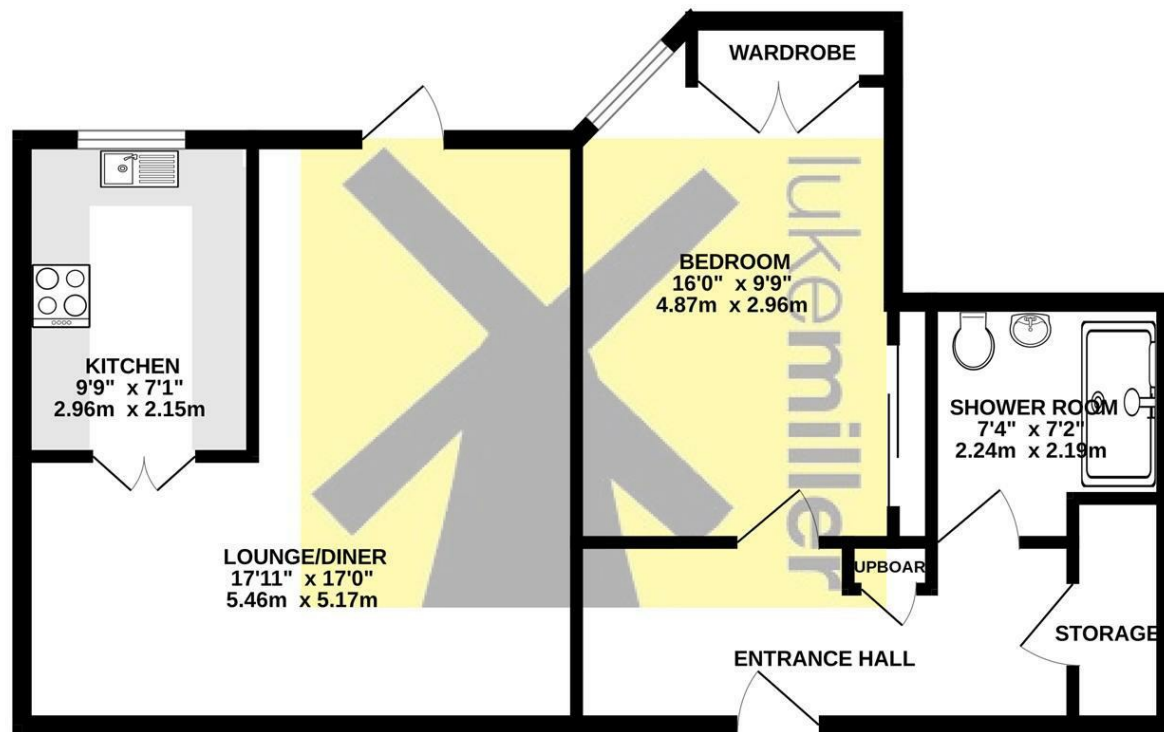










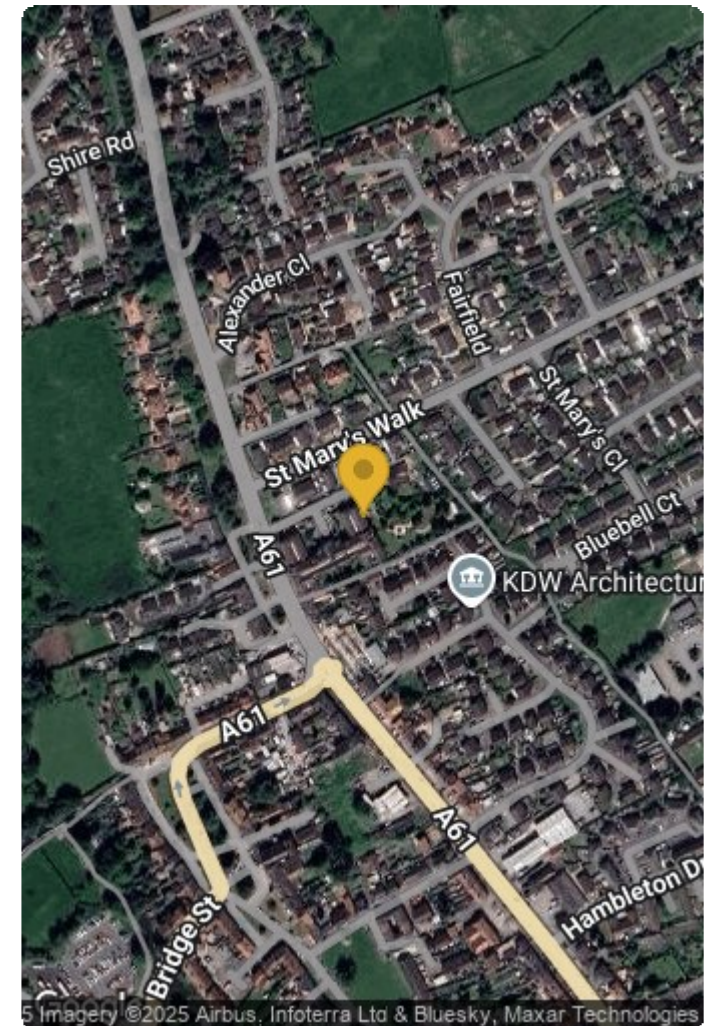


# GROUND FLOOR

615 sq.ft. (57.1 sq.m.) approx.

TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tel: 01845 525112 Email: [sales@lukemiller.co.uk](mailto:sales@lukemiller.co.uk) [www.lukemiller.co.uk](http://www.lukemiller.co.uk) 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA