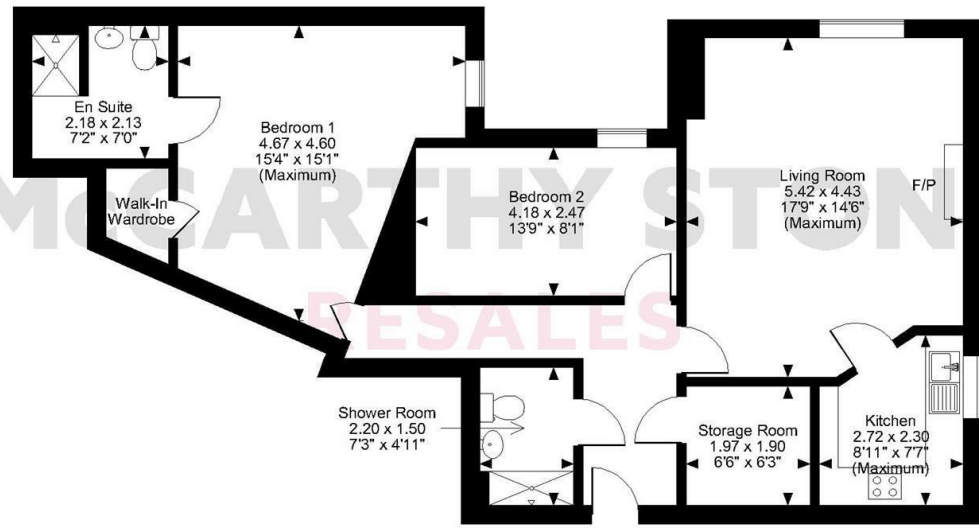


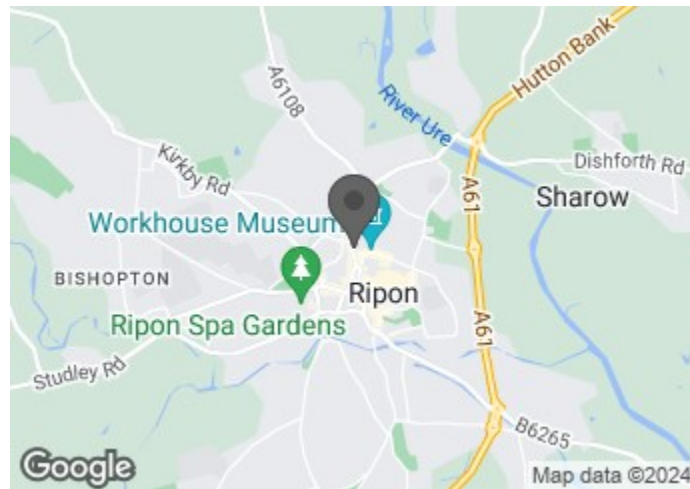
Dawson Grange, North Street, Ripon
Approximate Gross Internal Area
872 Sq Ft/81 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

15 DAWSON GRANGE
NORTH STREET, RIPON, HG4 1JZ



A NEARLY NEW, SOUTH FACING, two bedroom, TWO BATHROOM apartment on the FIRST FLOOR of a McCarthy Stone Retirement Living development approximately 170 YARDS from Ripon's SHOPS AND AMENITIES and QUAIN CITY CENTRE.

PRICE REDUCTION

ASKING PRICE £260,000 LEASEHOLD

For further details, please call **0345 556 4104**

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DAWSON GRANGE, NORTH STREET,

2 BEDROOMS £260,000

DAWSON GRANGE

Dawson Grange consists of 28 stylish one and two-bedroom retirement homes, exclusive to the over 60s and conveniently located just a stone's throw from Ripon thriving city centre. Socialising is high on the agenda in this retirement community. The development enjoys a contemporary and comfortable communal lounge fitted with coffee machine, wine fridge and large TV, perfect for those get togethers and the luxurious guest suite is perfect for when people come to stay. Landscaped gardens offer a place to relax and chat with family and friends. If your guests wish to extend their stay they can book into the on-site guest-suite (additional charges apply). There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems along with the running of the laundry room. On-site there is also a buggy store room and lifts to all floors. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require any assistance and the services of a friendly House Manger, who is on hand on weekdays to help with anything you need.

LOCAL AREA

This attractive development, set in this historic city, is close to all the amenities that Ripon has to offer, including an imposing cathedral, a popular racecourse, striking architecture and a choice of green spaces and parks. With the bus stop within easy reach its just a short ride into the heart of Ripon where you'll find a wealth of cafes, bars and eateries as well as your favourite high street stores and smaller independent retailers. The popular town of Harrogate is located just 12 miles away and the A1M is a 20 minute drive away giving easy access to the North and South of the country.

ENTRANCE HALL

Front door with spy hole and letter box. 24-hour emergency response and camera door entry system with intercom, illuminated light switches and smoke detector. A large walk-in utility/storage cupboard housing the washer/dryer. Doors to the living room, bedrooms and shower room.

LIVING ROOM

Easterly facing with full length window overlooking the communal gardens. Electric feature fireplace with stone effect surround. Ample space for a dining table and chairs. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets, raised electric power sockets and a wall-mounted electric heater. Door to separate the kitchen

KITCHEN

Fully fitted with a range of white, high gloss wall and base cupboards and drawers, with chrome handles and work surface. A black composite sink and drainer unit with mono lever tap. Appliances include a raised level oven, microwave, ceramic hob with cooker hood over, dishwasher, fridge and freezer. Window with south westerly aspect over the side of the development. Tiled flooring, adjustable central spot lights and under pelmet lighting.

BEDROOM ONE

South westerly aspect. Walk-in wardrobe housing shelves and hanging rails. Two ceiling lights, TV and phone point, raised power sockets and a wall mounted electric heater. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Partially tiled walls and tiled flooring. Suite comprising a walk-in shower cubicle with handheld shower head and glass shower screen; wash hand basin and WC with concealed cistern. Illuminated mirror, electric chrome heated towel rail and extractor fan.

BEDROOM TWO

Double bedroom, dining room or study. Window with south-easterly aspect overlooking the communal gardens. Two ceiling lights, TV and phone point, raised power sockets and a wall mounted electric heater.

SHOWER ROOM

Partially tiled walls and tiled flooring. Suite comprising a walk-in shower cubicle with handheld shower head and glass shower screen; wash hand basin and WC with concealed cistern. Illuminated mirror, electric chrome heated towel rail and extractor fan.

CAR PARKING SPACE

There is a car parking space included in the sale of the property.

SERVICE CHARGE (BREAKDOWN)

- House manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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 the service charges please contact your Property Consultant or House Manager.

The Service charge is £4,817.70 for financial year ending 28th Feb 20245.

LEASEHOLD INFORMATION

Lease Length: 999 years from 2019
Ground rent: £495 per annum
Ground rent review: Jan 2034
Managed by: McCarthy Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years old.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

