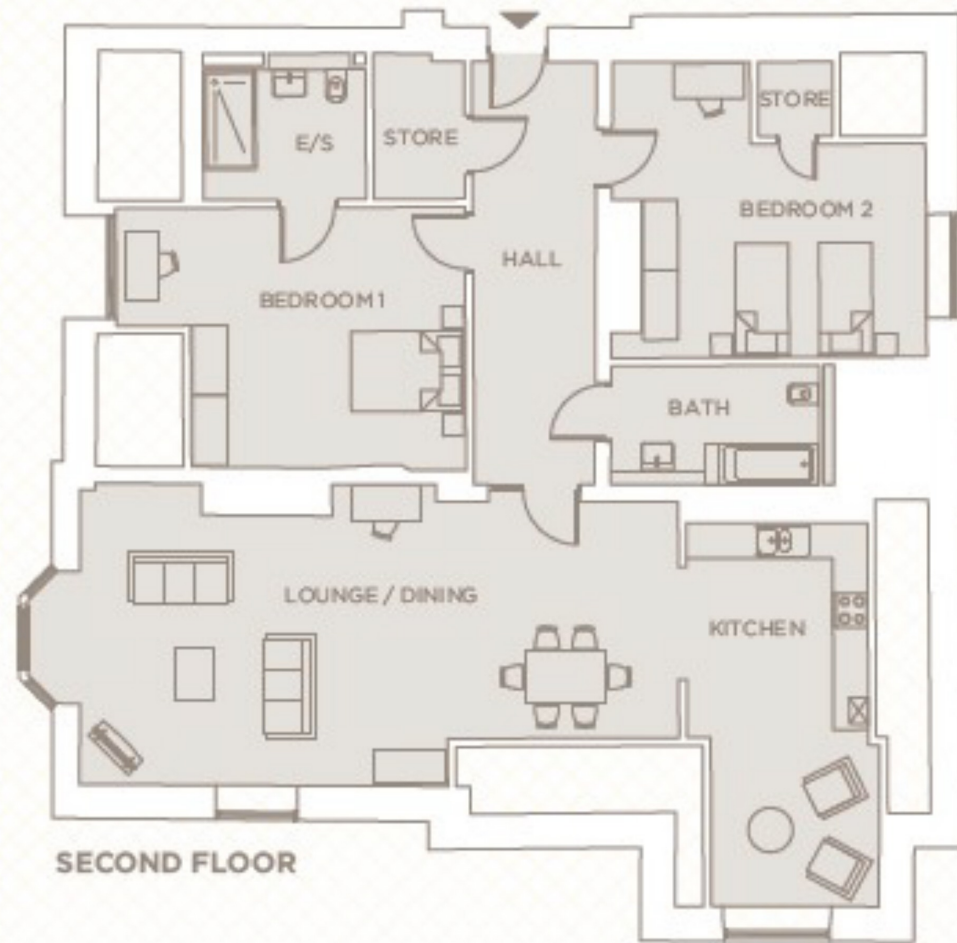


APT 41 THE RED HOUSE

PALACE ROAD, RIPON, NORTH YORKSHIRE

£615,000



Time to get to know the area

Ripon offers all the shops, cafés, restaurants and conveniences you'd expect from a city, including Booths, Morrisons Supermarkets, a cinema and Marks & Spencer, whilst still retaining a unique character and charm. For sports enthusiasts, the Ripon City Golf Club and Ripon Cricket Club are within easy reach, and it's just two and a half miles to a lively 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 the Yorkshire Dales National Park, stopping at one of the many country pubs along the way.

How to get there

From Harrogate take the Ripon Road (A61) until you approach Ripon. At the roundabout turn right onto the Ripon bypass. Proceed over three roundabouts and on crossing the River Ure take the first exit at the next roundabout towards the City centre and the first left along the A6108 North Road. At the clock tower turn right towards Masham on Palace Road where The Red House can be found on the right hand side.



Bus
8 minutes by
foot



Main Roads
A1M 4.5 miles



Train
Harrogate 13
miles



Airport
LBA 24 miles



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**Apt 41 The Red House
Palace Road
Ripon
HG4 1FA**

A superb Penthouse' two-bedroom, second floor apartment, with stunning views over the village and gardens, which is the largest in the complex at 161.1m (1,743ft). This immaculate property includes Amtico parquet flooring, bespoke fitted bookcases in the living area and floor-to-ceiling fitted wardrobes in both bedrooms. Located in The Red House Building, this apartment offers easy access to the formal gardens and communal areas. Renovation of The Red House was completed in 2019.

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. The accommodation comprises: Entrance hall with spacious built-in store; large double doors leading to lounge/dining/kitchen areas with fitted book cases in the lounge and office area; fully-fitted kitchen



		
1	2	2

with island, integrated appliances, including eye-level oven, microwave, fridge, freezer, dishwasher, washer/dryer; dining area off the kitchen; large main bedroom with floor-to-ceiling fitted wardrobes; large walk-in shower room; second bedroom with floor-to-ceiling fitted wardrobes and a spacious storage cupboard. The designer curtains (except those in the second bedroom), blinds and light fittings, and two spectacular chandeliers in the lounge, are included.

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.

- Marks & Spencer 4 mins
- A1M Motorway 9 mins
- Grantley Hall 15 mins
- Harrogate 25 mins
- Leeds Bradford Airport 40 mins



Fixtures & Fittings	Services	Rating Authority	Tenure	EPC Rating
Furnishings are not part of the sale and must be considered and negotiated separately.	Service Charge £7,152 per annum Ground Rent £500 per annum	Harrogate Borough Council Band E	Leasehold	B