

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Long Street

Thirsk, YO7 1GD

£100,000



Council Tax: C



# Rowan Court Long Street

Thirsk, YO7 1GD

£100,000



4 Rowan Court Long Street Thirsk North Yorkshire

We are acting in the sale of the above property and have received an offer of £90,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts.

A conveniently positioned two bedroom ground floor apartment within easy reach of Thirsk town centre. Built by award-winning McCarthy & Stone, this property which is suitable for those aged 60 year or older, is offered with no onward chain. We are advised that there are resident management staff and that a Careline alarm service is available. The on-site facilities include well-maintained, south facing communal gardens, a residents lounge, laundry room and guest facilities.

## Rowan Court

Constructed in 2006 by the award-winning McCarthy & Stone, the Rowan Court development is located within approximately half a mile of Thirsk town centre and comprises 62 apartments.

The on-site facilities include a residents lounge, laundry room, guest facilities and also large and well-maintained gardens, which are easily accessible. We have been informed that there are regular social activities that may be an ideal introduction to meet other residents. It may also be worth noting that both cats & dogs are generally accepted (subject to terms of lease and landlord permission).

There is a shop nearby and a bus stop near to the development, which gives access to the nearby town centre.

## Communal Entrance

Secure communal entrance door with intercom entry system, house manager's office and access to the communal lounge, which may be used for entertaining or as a meeting/ activity space if required. There is an adjacent kitchen and WC for the use of residents. The residents' laundry room is also located on the ground floor near to the main entrance.

## Entrance Hall

Electric storage heater and intercom door entry system. Two walk-in cupboards offer useful storage with shelving, one housing the hot water tank.

## Lounge

16'7" x 11'5" (5.08 x 3.40)

With double glazed door to the front elevation, two electric storage heaters, TV aerial points, telephone point and coving to ceiling.

## Kitchen

9'0" x 5'8" (2.75 x 1.75)

Fitted with a range of floor and wall units with matching work surface. Integral appliances comprising; electric oven and hob, extractor fan, fridge and freezer. Stainless steel sink with mixer taps.

## Bedroom One

15'5" x 9'3" (4.71 x 2.83)

With double glazed window to the front aspect, fitted wardrobe with mirrored folding doors and electric night storage heater.

Tel: 01845 440044

## Bedroom Two

15'5" x 8'6" (4.72 x 2.61)

With double glazed window to the front aspect and electric night storage heater.

## Shower Room

Fully tiled walls, double shower cubicle, wash hand basin with vanity unit under and low flush WC. Extractor fan and wall mounted electric heater.

## Communal Gardens

Rowan Court benefits from delightful, easy access gardens for the enjoyment of residents. The extensive rear garden has a large patio which offers space to sit and enjoy the outside or meet with friends; a purpose built all weather track offers an area to enjoy exercise and enjoy the full extent of the gardens.

## Lease

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

Created: 1/7/2006

Expires: 30/6/2131

Years Remaining: 107

Service Charges review: £1515.80 payable every 6 months ( March & Sept)

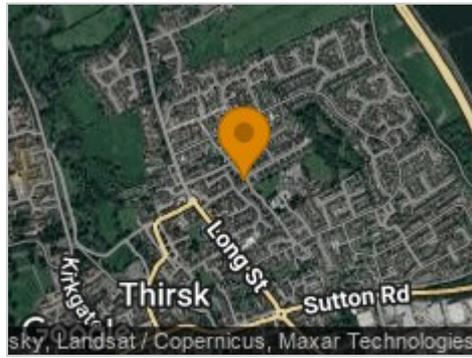
Ground Rent Review: £197.50 Payable every 6 months ( March & Sept)



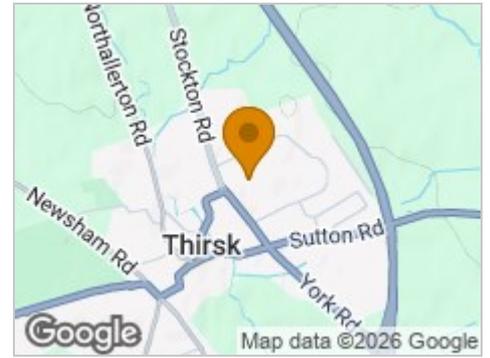
## Road Map



## Hybrid Map



## Terrain Map



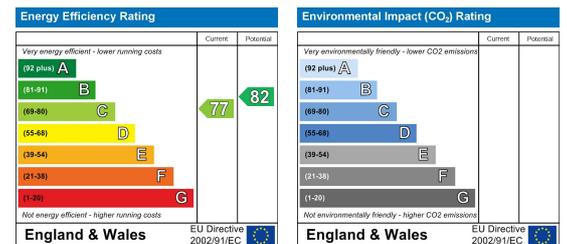
## Floor Plan



## Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.