



1 Bedrooms

James Winn are delighted to present this well-maintained one-bedroom retirement apartment, with no onwards chain, ideally located within the highly sought-after Rowan Court development. Designed to offer comfortable, independent living for the over 60s, the home features bright accommodation throughout, complete with accessibility features such as level-entry layout and bathroom handles.

Occupants can enjoy privacy within their own self-contained home alongside the security and community of shared facilities, including a welcoming residents lounge, beautifully kept communal gardens, lift access to all floors and a 24-hour emergency careline system for peace of mind.

Rowan Court

Long Street, Thirsk, YO7

Asking Price:

£90,000

EPC Rating: B
Council Tax: B



Location:

Located on Long Street, Rowan Court is ideally located just a short walk from Thirsk's town centre, with local shops, cafes, doctor's surgeries and daily bus routes serving the local area. Designed exclusively for independent living for the over-60s, the development offers an excellent array of communal facilities, including a residents' lounge for socialising, a fully equipped laundry room, and lift access serving all floors. Outside, beautifully landscaped communal gardens provide a peaceful, level sanctuary with quiet seating areas to enjoy the outdoors, while on-site management staff and a 24-hour emergency call system offers peace of mind.

Entrance Hall:

2.35 x 1.50

Carpeted flooring, access to the living room, bedroom, bathroom & storage cupboard.

Living Room:

5.31 x 3.23

Carpeted flooring, radiator, electric fire, double glazed double doors, access to kitchen.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Kitchen:

2.1 x 1.07

Lino flooring, half tiled walls, built in cabinets, built in electric oven, electric hob, integrated fridge and freezer. Double glazed window.

Bedroom:

4.06 x 2.82

Carpets, built in double wardrobe, double glazed window.

Bathroom:

2.13 x 1.4

Lino flooring, tiled walls, bar shower with accessibility handles and sliding screen door, hand basin and WC.

Storage Cupboard:

1.9 x 1.4

Large storage cupboard with lights and storage shelves.



Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: Ask agent for further details. Property is subject to service charge and ground rent.

WATER METER: No

PARKING ARRANGEMENTS: Residents parking available

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

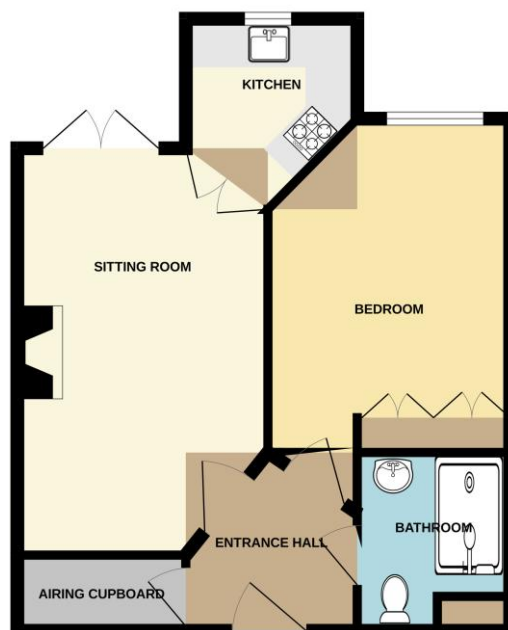
Mortgage & Financial Services:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

Tenure – Leasehold

Viewing - By appointment through James Winn

GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA - 488 sq.ft. (45.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract