James Winn Estate Agents



1 Bedroom

A well-proportioned, one-bedroom retirement apartment situated within the sought-after Rowan Court development on Long Street, just moments from Thirsk's Market Place. Offered to the market with no onward chain, the accommodation comprises a central hallway with storage cupboard, a dual-window living room with French doors into a fitted kitchen, a double bedroom with mirrored built-in wardrobes, and a shower-over-bath bathroom. Designed exclusively for the over-60s, the apartment further benefits from double glazing, a 24-hour emergency pull-cord system, and full access to the building's lift, residents' lounge, laundry room, and communal gardens.

Rowan Court

Thirsk, North Yorkshire, YO7

Asking Price:

£85,000

EPC Rating: TBC
Council Tax: B

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2 Bakers Alley, 29 Market Place, Thirsk, YO7 1HD



Location:
Situated on Long Street, Rowan Court is an established over-60s retirement development located a short, level walk from Thirsk's Market Place. The position offers straightforward access to everyday amenities, including independent shops, supermarkets, doctors' surgeries, and regular bus routes.

Built specifically with independent living in mind, the complex provides a well-maintained and sociable community. Shared on-site facilities include a communal lounge for residents' activities, a laundry room, a guest suite for visiting family, and a passenger lift serving every floor.

Outside, residents have use of the maintained communal gardens, which feature level paths and outdoor seating. For day-to-day support and security, the building is overseen by an on-site house manager and connected to a 24-hour Careline emergency system.





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



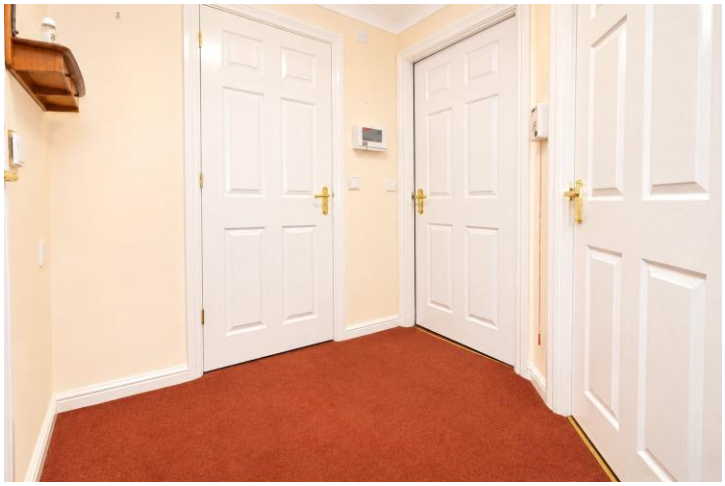
Entrance Hall:
2.30 x 2.0
Carpeted entrance hallway providing access to the lounge, bedroom, bathroom, and a storage cupboard.

Living Room:
6.90 x 3.20
Carpeted living room featuring two double-glazed windows, a radiator, an electric fire, and French doors leading into the kitchen.



Kitchen:
2.10 x 2.20
Fitted kitchen comprising built-in units, a stainless steel sink, and a double-glazed window. Includes a built-in electric oven, electric hob, fridge, and freezer. Finished with vinyl flooring.

Bedroom:
5.27 x 2.70
Carpeted bedroom with a radiator, two double-glazed windows, and built-in wardrobes with mirrored doors.



Bathroom:
2.0 x 1.60
Tiled bathroom fitted with a WC, hand basin, and a bath with a bar shower over and accessible grab handles.

Storage Cupboard:
1.90 x 1.0
Spacious storage cupboard housing the boiler and offering ample room for household items.



Emergency Call System:
The property is fitted with red pull cords throughout each room for the 24-hour emergency call system.

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.
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.

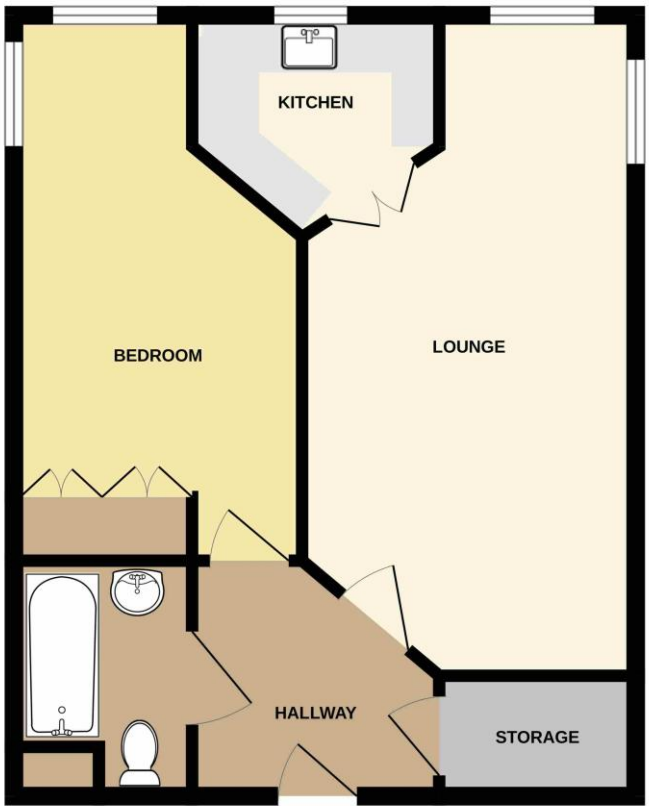
Clauses:
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is leasehold 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

485 sq.ft. (45.1 sq.m.) approx.



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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