James Winn Estate Agents



1 Bedrooms

James Winn are delighted to present for sale with no onwards chain, this one-bedroom retirement apartment, exclusively for over-60s. The accommodation comprises an entrance hall, living room with Juliet balcony, kitchen, double bedroom and bathroom.

Residents can enjoy the privacy of their own home whilst benefiting from a welcoming community and excellent shared facilities, including a residents' lounge, beautifully maintained communal gardens and lift access to all floors. A 24-hour emergency call system provides added reassurance and peace of mind.

Rowan Court

Thirsk, North Yorkshire, YO7

Asking Price:

£85,000

EPC Rating: TBC
Council Tax: B

| info@jameswinn.co.uk | **www.jameswinn.co.uk**
2 Bakers Alley, 29 Market Place, Thirsk, YO7 1HD



Location:
Ideally positioned on Long Street, Rowan Court is a highly desirable retirement development within easy walking distance of Thirsk's vibrant town centre, offering convenient access to a wealth of local shops, cafés, healthcare facilities and public transport links.

Designed exclusively for the over-60s, the development promotes comfortable, independent living within a friendly and sociable environment. Residents benefit from excellent communal facilities, including a welcoming residents' lounge, laundry room and lift access to all floors.

Externally, the attractively landscaped communal gardens feature level pathways and seating areas, providing a delightful space to enjoy the outdoors. On-site management staff and a 24-hour emergency call system offer added security, reassurance and peace of mind.

Entrance Hall:
4.0 x 1.7
The property is entered via a carpeted entrance hall, with a radiator and provides access to the





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living room, bedroom, bathroom and a storage cupboard.

Living Room:
4.1 x 3.5
The living room features carpeted flooring, an electric fire and a radiator. Double French doors lead to a Juliet balcony, and double doors provide access to the kitchen.

Kitchen:
2.6 x 2.3
The kitchen benefits from vinyl flooring, a double-glazed window and fitted cupboard units with a built-in electric oven, electric hob, extractor fan, integrated fridge and freezer and a stainless-steel sink.

Bedroom:
5.3 x 2.7
The bedroom has carpeted flooring, a built-in wardrobe, a double-glazed window and a radiator.

Bathroom:
2.2 x 1.7
The bathroom features vinyl flooring, a WC, hand basin and a bath with shower over. Accessible grip handles are also fitted.

Storage Cupboard:
1.7 x 0.8
The storage cupboard has carpeted flooring and lighting and houses the boiler.

Emergency Call System:
Red emergency call cords for the 24-hour emergency call system are fitted throughout the property.

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.

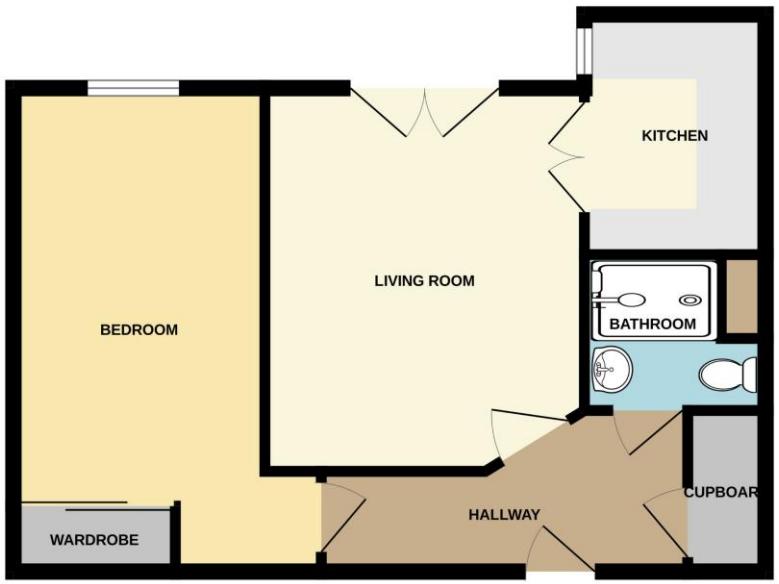
Clauses:
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is 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
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 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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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