

18 College Court

Steven Way Ripon, HG4 2TJ

A three bedroom penthouse apartment is set within the delightful College Lawns Development in a superb location with designated off street parking. The property benefits from three double bedrooms, double glazing, communal lift services and lovely communal gardens. The accommodation comprises; Communal entrance with lifts and stairs leading to all floors, front door leading into entrance hall with storage cupboards, spacious lounge dining room, modern kitchen with integrated appliances, three double bedrooms, house bathroom and communal bike storage facilities. Externally: The property benefits from enjoyment of the beautiful communal grounds and gardens with an allocated off street parking space in a superb location. Must be viewed.

Asking Price £210,000

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- PENTHOUSE APARTMENT ON COLLEGE COURT
- MODERN + SPACIOUS THROUGHOUT
- DESIRABLE MODERN DEVELOPMENT WITH LIFT SERVICES
- THREE DOUBLE BEDROOMS
- DELIGHTFUL COMMUNAL GARDENS
- DOUBLE GLAZING
- SPACIOUS LOUNGE DINING ROOM
- DESIGNATED OFF STREET PARKING SPACE
- CLOSE TO RIPON CITY CENTRE

COMMUNAL ENTRANCE

Front door leading to stairs and lifts to all floors.

ENTRANCE HALL

Front door leading into hallway. Security entry phone, cupboard for storage with a further cupboard housing hot water cylinder, wall mounted electric storage heater.

LOUNGE DINING ROOM

21'10" x 15'7" (6.65m x 4.75m)
Wood framed double glazed window to rear aspect, two x velux window to side aspect, tv point, phone point, sloping ceiling, two x electric storage heaters.

KITCHEN

6'2" x 13'10" (1.88m x 4.22m)
Range of modern wall and base units with work surface over, sink unit housing bowl and drainer with swivel mixer tap, four ring electric hob and oven with extractor hood over, integrated fridge/freezer, integrated washer/dryer, inset ceiling spot lights, tiled floor, electric

storage heater.

BEDROOM ONE

12'4" x 12'11" (3.76m x 3.94m)
Double glazed wood framed windows x two to rear aspect, electric storage heater.

BEDROOM TWO

9'7" x 13'0" (2.92m x 3.96m)
Double glazed wood framed window to rear aspect, electric storage heater.

BEDROOM THREE

9'11" x 12'10" (3.02m x 3.91m)
Double glazed wood framed window to rear aspect, electric storage heater.

BATHROOM

8'8" x 6'3" (2.64m x 1.91m)
White suite comprising; panelled bath with overhead mains shower, pedestal hand wash basin and taps, low level W.C., extractor fan, shaver socket, wall mounted electric towel rail, inset ceiling spot lights, tiled floor.

EXTERNALLY

COMMUNAL GARDENS

Delightful landscaped communal gardens.

DESIGNATED PARKING

Allocated off street parking space.

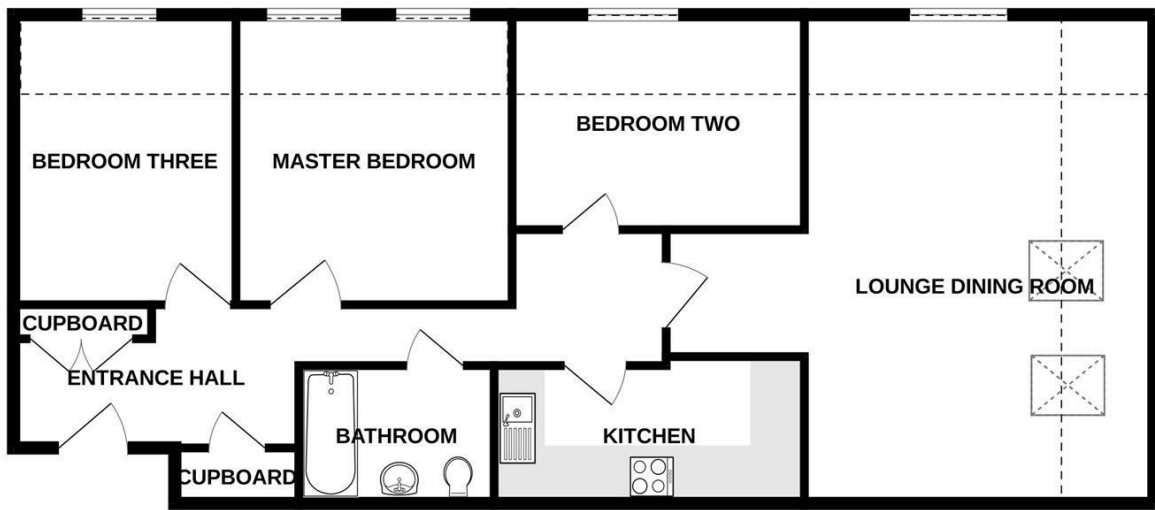
AGENTS NOTES

Lease Details: 125 year Lease Starting 1 January 2004.
Ground Rent £200 Per Annum.
Management Fees inc buildings and grounds approx £122 pcm



Floor Plan

SECOND FLOOR 1090 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	