

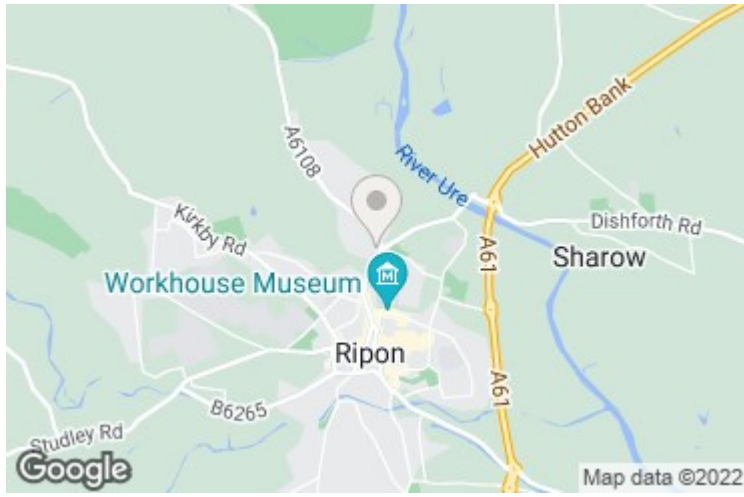


**Flat 2 2 Palace Road  
Ripon, North Yorkshire HG4 1ET**

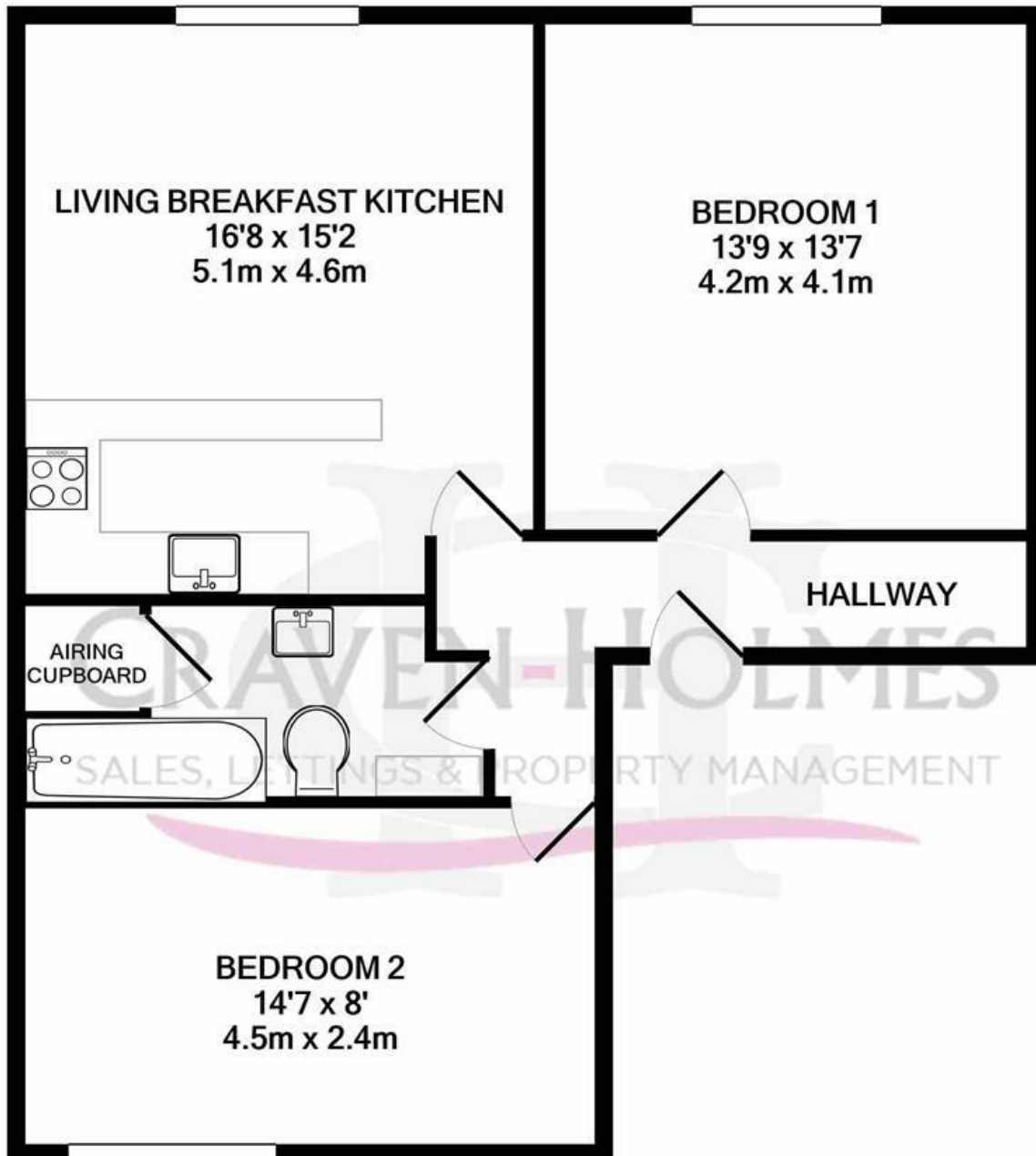
**£650 Per month**

STUNNING 2 BEDROOM FIRST FLOOR APARTMENT WITHIN THE HEART OF THIS HISTORICAL CITY  
NEW DECOR THROUGHOUT, INTERCOM SYSTEM  
KITCHEN WITH GAS HOB, ELECTRIC OVEN AND FRIDGE FREEZER  
TWO DOUBLE BEDROOMS, OPEN PLAN LOUNGE KITCHEN WITH VIEWS ACROSS TO THE CLOCK  
TOWER  
ON STREET PARKING, AVAILABLE MID TO VIEW FIRST WEEK OF NOVEMBER. EPC D COUNCIL  
TAX B

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	