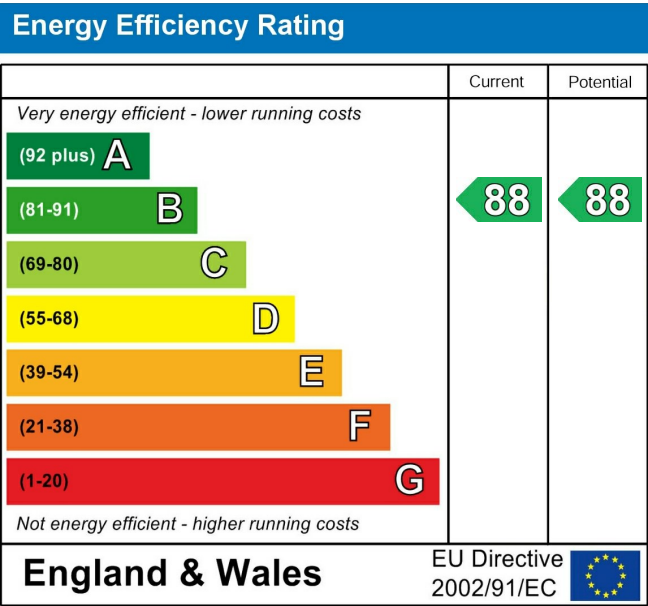
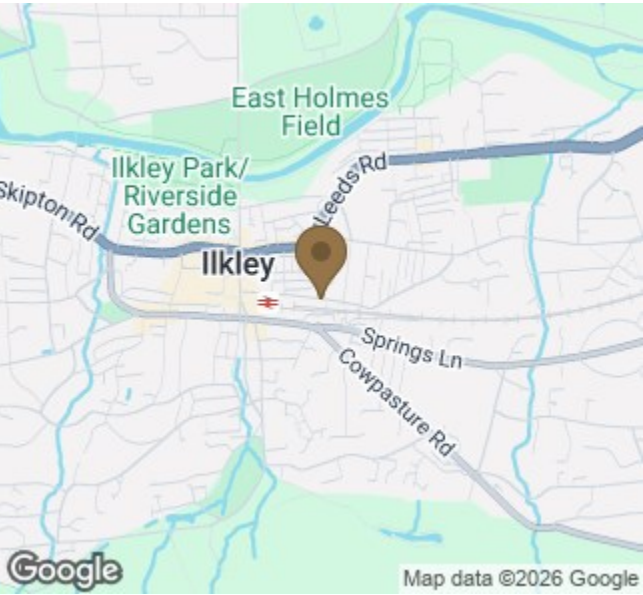
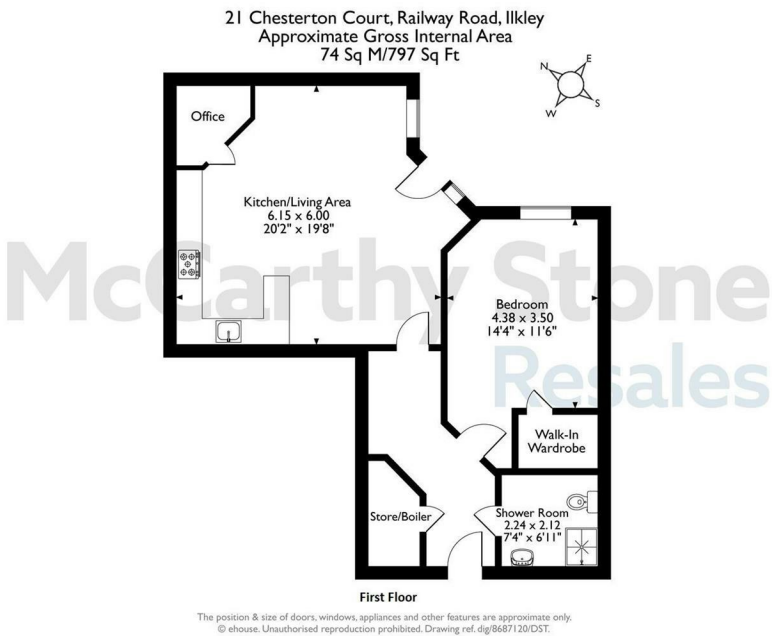




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Registered in England and Wales No. 10716544



21 Chesterton Court

Railway Road, Ilkley, LS29 8UW

1 1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 21 Chesterton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £239,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom first floor apartment
- South east facing with views
- Estate Manager + 24 hour staffing
- Service charge includes 1 hour of domestic assistance a week
- On-site Bistro restaurant
- Centrally placed to the railway station, Hospital and town centre
- Energy efficient
- Homeowners social lounge
- Part exchange scheme available
- Car parking space included

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

21 Chesterton Court, Ilkley

 1 |  1 | Asking price £239,950

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary
Exclusively for the over 70s, Chesterton Court offers thoughtfully designed apartments with staff on site 24 hours a day, creating a safe, comfortable and sociable environment. Domestic and support services are available when required, and the bistro-style restaurant serves hot and cold lunches daily, making life here both easy and enjoyable.

The service charge also helps take the worry out of home ownership, covering external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security, and the energy costs of the laundry room, homeowners' lounge and other communal areas.

Widely considered one of the finest apartments within this attractive development, this spacious home stands out for its excellent size with pleasant aspect overlooking the garden.. The apartment offers a generous bedroom, a large living room with Juliet balcony, and stylish, well-presented accommodation throughout. Further benefits include double glazing, panel heaters, fitted carpets, and a beautifully tiled bathroom.

Chesterton Court is an ideal setting for independent retirement living, combining comfort, convenience and peace of mind in a highly regarded Ilkley development.

Local area
This attractive development is set in the sought-after spa town of Ilkley, offering easy access to both the historic town centre and the beautiful Yorkshire Dales. Situated on the south bank of the River

Wharfe, Ilkley is an ideal place to enjoy a peaceful retirement.

Chesterton Court is conveniently located around 350 yards from Ilkley Railway Station, within a third of a mile of Tesco Superstore and the town centre, and within a quarter of a mile of Ilkley Moor Medical Practice and Coronation Hospital. Bus stops are also located directly outside the development.

Hallway
Front door with spy hole opens into a large entrance hall, with doors leading to the lounge, bedroom and bathroom. The hallway also benefits from a walk-in storage and airing cupboard. Additional features include illuminated light switches, a smoke detector, a secure door entry system with intercom, and a 24-hour Tunstall emergency response pull cord.

Lounge
A spacious lounge with the benefit of a South easterly facing Juliet balcony providing views over the landscaped gardens to Ilkley Moors' Cow & Calf rocks. A room off the lounge is currently fitted as an office and can also be used for storage. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Open plan access to the kitchen area.

Kitchen
Stylish fitted kitchen with a range of modern cream gloss low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and splashback. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom
Double bedroom with window enjoying sunny aspect overlooking the garden. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.

Shower Room
Fully tiled and fitted with modern suite comprising of a walk-in shower, low level WC, vanity unit with sink and mirror above, heater and emergency pull cord for assistance. Chrome heated towel rail.

Car parking
A car parking space is included in the sale of the property.

Service Charge (RLP)
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly

- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £10,256.76 for financial year ending 30/06/27.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold information
Lease: 999 years from 1st June 2017
Ground rent: £435 per annum
Ground rent review: 1st June 2032
Managed by: Your Life Management Services
It is a condition of the purchase that the resident is of the age of 70 or over.

- Additional Information & Services**
- Ultrafast Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

