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The position & size of doors, windows, appliances and other features are approximate only.  
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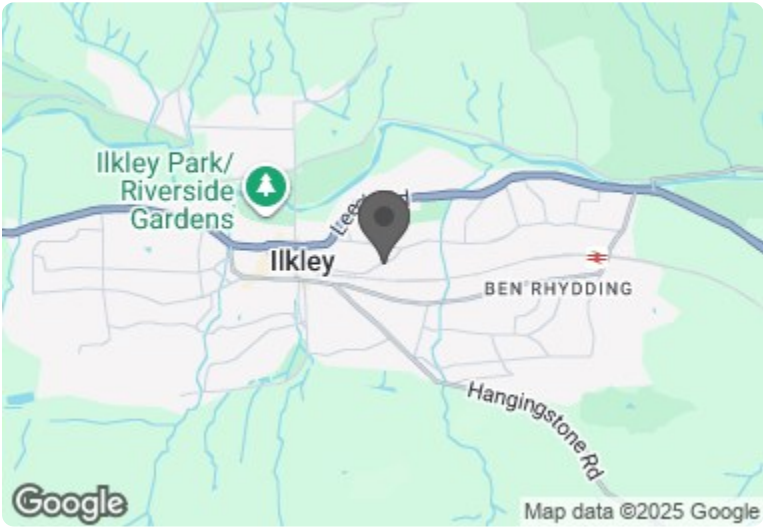
## 32 Chesterton Court

Railway Road, Ilkley, LS29 8UW

PRICE  
REDUCED



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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	

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PRICE REDUCTION

Asking price £180,000 Leasehold

ONE BEDROOM WEST FACING SECOND FLOOR APARTMENT with sunny aspect in this exclusive OVER 70'S MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT, centrally located to ILKLEY RAILWAY STATION, SUPERMARKET, HOSPITAL and TOWN CENTRE, with bus stops directly outside the development.

\*\*NUMBER 32 IS ALSO AVAILABLE WITH A SHARED OWNERSHIP OPTION\*\*

Call us on 0345 556 4104 to find out more.



# Chesterton Court, Railway Road, Ilkley

## 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 that can assist with service charges or living costs.
- 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 apartments designed to make life easier, with the reassurance that staff are on-site 24 hours a day. With a range of domestic and support services on hand when you need it, and a bistro style restaurant serving hot or cold lunches every day, this really is life made easy.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry, homeowners lounge with kitchen facilities and other communal areas.

Widely considered the premium apartment of this beautiful development due to it's size and aspect, this apartment features generously sized bedrooms, large living area with private balcony and high quality kitchen and shower rooms. Throughout, you'll find panel heaters and elegant decor, double glazing and carpet, aside from the bathroom, which boasts stylish and functional tiling. Our Ilkley development provides its residents with optimum comfort and security, allowing them to enjoy a relaxing and independent retirement lifestyle.



## Local area

This stunning development is located in the enviable spa town of Ilkley, providing a wealth of activities and entertainment in the historic Victorian town centre, as well as easy access to the rural advantages of the Yorkshire Dales. Sitting on the south bank of the River Wharfe, Ilkley is the perfect place to enjoy a peaceful retirement.

The beautiful spa town of Ilkley sits approximately 12 miles north of Bradford and 17 miles north west of Leeds and offers a rich sense of heritage with plenty of lovingly maintained Victorian architecture including an original arcade that has been carefully re-purposed to create covered walkways for pedestrians to enjoy, whatever the weather. Browse a variety of local boutiques and stores and a selection of galleries and museums offer plenty to entertain active culture seekers.

The development is located approximately 350 yards from Ilkley Railway Station, within a third of a mile to a Tesco Superstore and Ilkley Town centre and within a quarter of a mile from Ilkley Moor Medical Practice and Coronation Hospital. There are bus stops located directly outside the development.

## Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

## Lounge

A spacious lounge with the benefit of a West facing Juliet balcony. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

## 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. UPVC double glazed window. Built-in oven (this has not been



# 1 Bed | £180,000

used), ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom One

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

## Wet 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

No car parking space is included in the sale of the property. Please speak to the Estate Manager for car parking availability. There are 4 visitor car parking spaces.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

Service charge £9,724.26 per annum (for financial year end 30/06/2026)

## Leasehold Information

Lease Length: 999 years from 2017  
Ground rent: £435 per annum  
Ground rent review: Jun-32  
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



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