McCarthy & Stone
RESALES

11 Chesterton Court Railway Road, Ilkley, LS29 8UW
Asking price £205,000 Leasehold

For further details
please call 0345 556 4104

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A ONE BEDROOM GROUND FLOOR APARTMENT with CAR PARKING SPACE in an exclusive MCCARTHY STONE OVER 70'S RETIREMENT LIVING PLUS DEVELOPMENT. Well located for the Yorkshire Dales, this apartment is close to ILKLEY RAIL STATION, TOWN CENTRE SHOPS and AMENITIES.

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.
This apartment features generously sized bedrooms, large living area and high quality kitchen and shower room. 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 - doors lead to the lounge, bedroom and bathroom. Off the hallway is a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24 hour emergency pull cord located in the hall.

Lounge

A spacious lounge with the benefit of French doors leading onto a small patio area. There is ample space for dining. Electric fire and modern fireplace provide an attractive focal point. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto the kitchen.

Kitchen

Tiled and 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, microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

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

Wetroom

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

Car parking

A car parking space is included within the sale.

Service Charge

- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold Information

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

McCARTHY STONE
RESALES

GROSS INTERNAL
FLOOR AREA 661 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 661 SQ FT / 61 SQM	Chesterton Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 27/09/21
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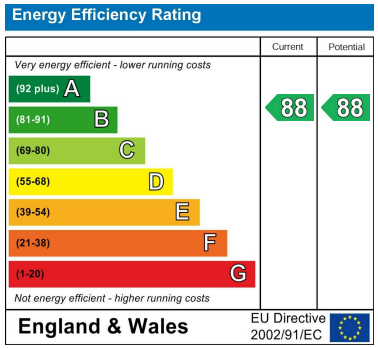

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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