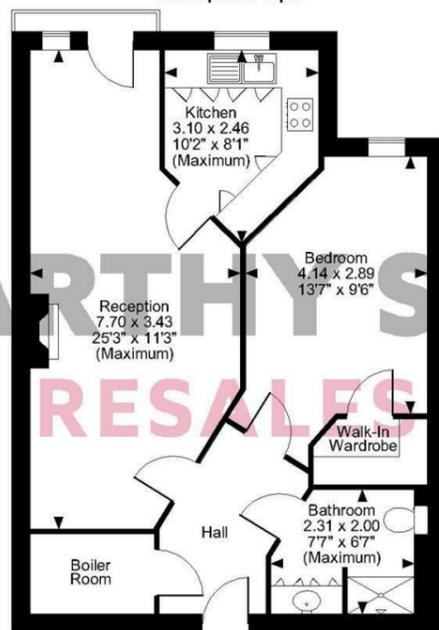


Chesterton Court, Railway Road, Ilkley  
Approximate Gross Internal Area  
588 Sq Ft/55 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8499851/SMA

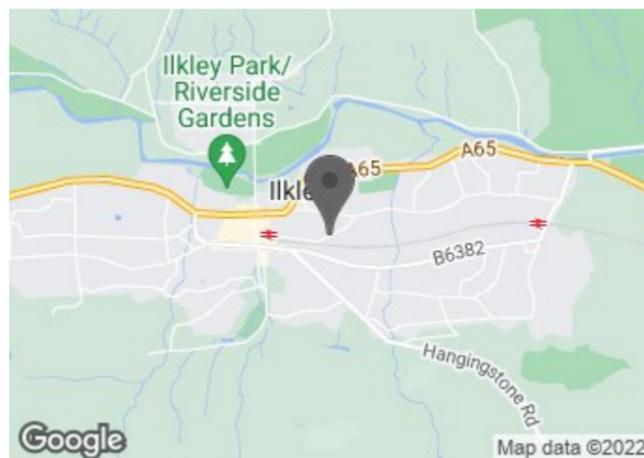
# McCARTHY STONE RESALES

## 23 CHESTERTON COURT

RAILWAY ROAD, ILKLEY, LS29 8UW



### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



A bright and spacious, South facing, first floor, ONE BEDROOM retirement apartment; with Juliette balcony that overlooks the beautiful communal garden and open view to Ilkley Moor beyond. 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

## ASKING PRICE £265,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# CHESTERTON COURT, RAILWAY ROAD, ILKLEY

## 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.

## 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 door to 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 a full-length glass door onto a Juliette balcony that overlooks the well-kept communal garden and moorland view beyond. There is ample space for seating and dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

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

## BEDROOM

Spacious double bedroom. 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.

## 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

# 1 BED | £265,000

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.

## 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: £7,354.76 pa (for financial year ending 07/22)

## LEASEHOLD INFORMATION

Lease Length: 999 years from 2017

Ground rent: £435

Managed by: Your Life Management Services

It is a condition of the purchase that the resident is of the age of 70 or over.

