



McCarthy & Stone

RESALES



8 Chesterton Court Railway Road, Ilkley, LS29 8UW  
Asking price £350,000 Leasehold

For further details  
please call 0345 556 4104



# 8 Chesterton Court Railway Road, Ilkley, LS29 8UW

A TWO BEDROOM GROUND FLOOR APARTMENT 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.

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 door to the Cloaks/WC, and also 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, bedrooms and bathroom.

## Cloaks/WC

Low level WC, vanity unit with sink and mirror, chrome heated towel rail.

## Lounge

A spacious lounge with the benefit of French doors leading onto a small patio area and the shared grounds. Useful side room suitable for a variety of uses. 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, 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.

## Bedroom Two

Generous second bedroom which can be used for dining or a study. Ceiling light, fitted carpets and raised electric power sockets.

## 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

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

## Service Charge (breakdown)

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

Additional services including care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

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 Estates Manager

## Leasehold Information

Lease Length: 999 years from 2017

Ground rent: 435

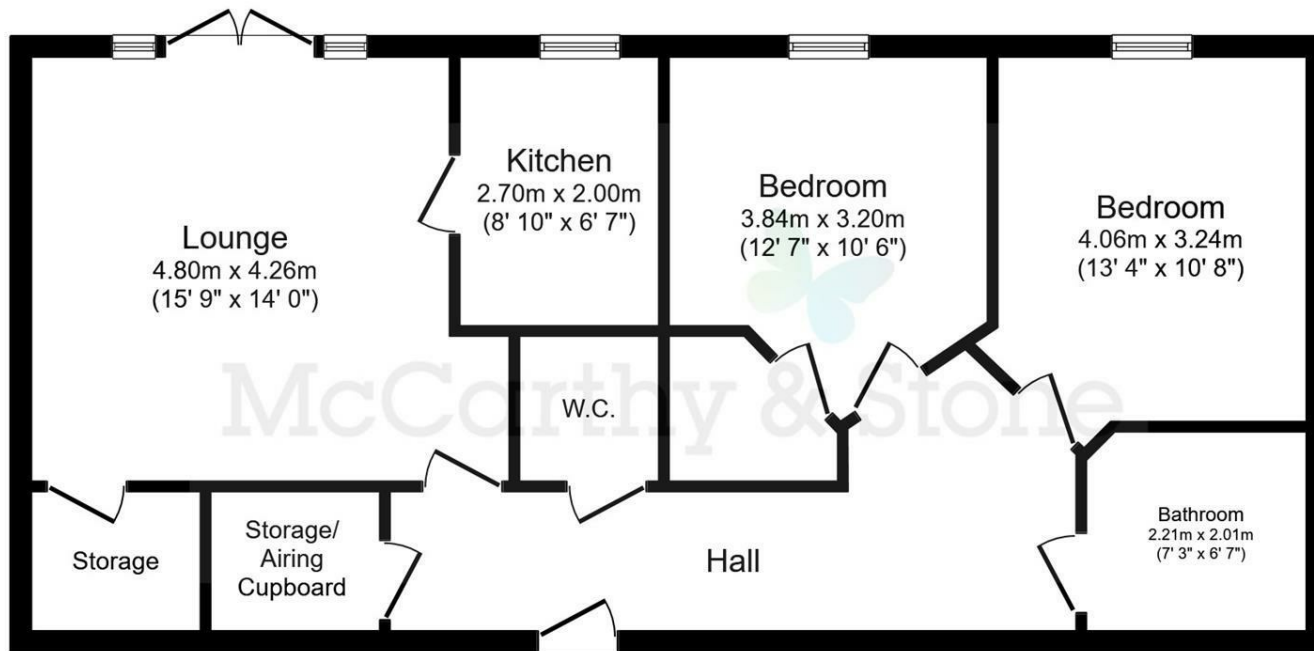
Managed by: Your Life Management Services

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









Ground Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

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](mailto:resales@mccarthyandstone.co.uk)

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