

# Harrison Robinson

Estate Agents



**21 Emmandjay Court Valley Drive, Ilkley, LS29 8PF**

**£180,000**

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## GROUND FLOOR

### Communal Entrance Area

Large, sliding doors open into the beautifully presented, communal entrance hall where one finds seating areas, residents' lounge, restaurant and manager's office. Wide, carpeted hallways lead to all areas and further facilities such as the library and hair salon and a lift gives access to all floors. Apartment 21 is situated on this level close to the entrance.

### Private Entrance Hall

A private, timber entrance door opens into the welcoming hallway where doors open into the spacious lounge, double bedroom and wet room style shower room, also accessed from the bedroom. A deep cupboard with shelf provides useful storage. Emergency pull cord.

### Lounge

15'5" x 14'5" (4.72 x 4.4)

A well presented, good sized lounge with double glazed window and patio door leading out to a decked balcony with railing overlooking the communal areas below and affording glimpses of Ilkley Moor. Ample room for a dining table, carpeted flooring, coving, two radiators. Telephone, video entry system. Open to:

### Kitchen

8'5" x 8'0" (2.57 x 2.45)

Very well presented with cream base and wall units with stainless steel handles and wood effect, laminate worksurfaces with tiled upstands. Integrated appliances include dishwasher, washer dryer, eye level, electric oven, fridge freezer and four ring electric hob with stainless steel extractor over. Stainless steel sink and drainer with chrome mixer tap, vinyl flooring, downlighting. Lockable medicine cabinet.

### Bedroom

15'5" x 10'9" (4.72 x 3.3)

A spacious double bedroom with double glazed window overlooking the communal gardens, carpeted flooring and radiator. Ample room for a King size bed and further bedroom furniture. A door leads to the en suite, wet room style shower room.

### Shower Room

An immaculate shower room with low level w/c with concealed cistern, wall hung hand basin with chrome mixer tap and large, walk-in shower cubicle with thermostatic shower and fixed glass screen. Neutral wall tiling, wall mirror, shaver socket. Radiator, non slip, wet room style flooring, downlighting, extractor, emergency pull cord. Door to entrance hall.

## OUTSIDE

### Communal Gardens And Parking

There are attractive, maintained communal gardens, including a delightful sun terrace for the benefit of all the residents. There is a car park to the front of Emmandjay Court for residents.

## NOTES

There is a stipulation that one occupier of the property must be 60 years of age or older. The property is leasehold with a 125 year lease from 1st January 2012 (114 years remaining). Council Tax Band C.

Service Charge - £826.58 per month from 1st April 2023 (reviewed every year) to include:

- Wellbeing Charge of £293.30 per month
- Ground Rent - £30.38 per month (reviewed every 5 years).
- Personal Heating - £123.55
- Personal Water - £12.15

Care packages are available.

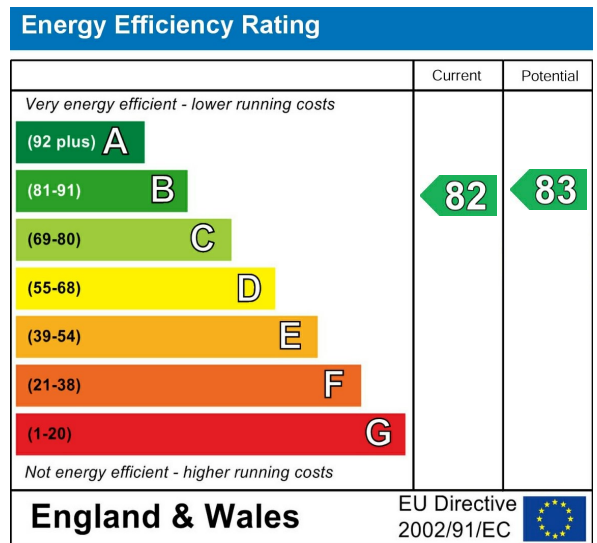
## UTILITIES AND SERVICES

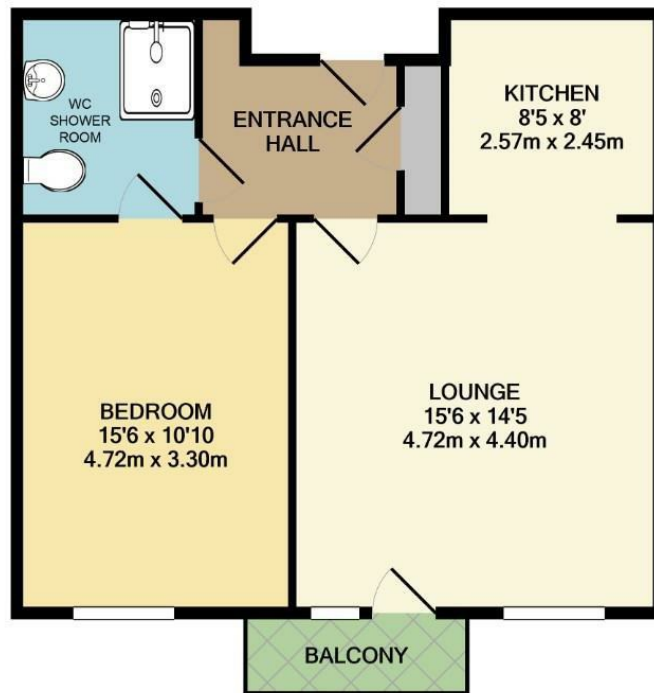
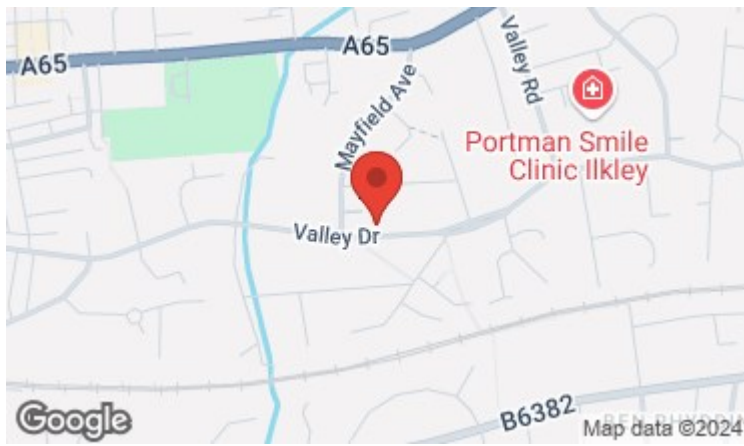
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- **\*\* No Onward Chain \*\***
- One Bedroom Upper Ground Floor Apartment
- Newly Carpeted Throughout
- En Suite Wet Room Style Shower Room
- Kitchen With Integral Appliances
- Spacious Living Room With Delightful Balcony
- 24 Hour On Site Emergency Assistance
- Impressive On Site Shared Facilities
- Attractive Communal Grounds
- Council Tax Band C





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TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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