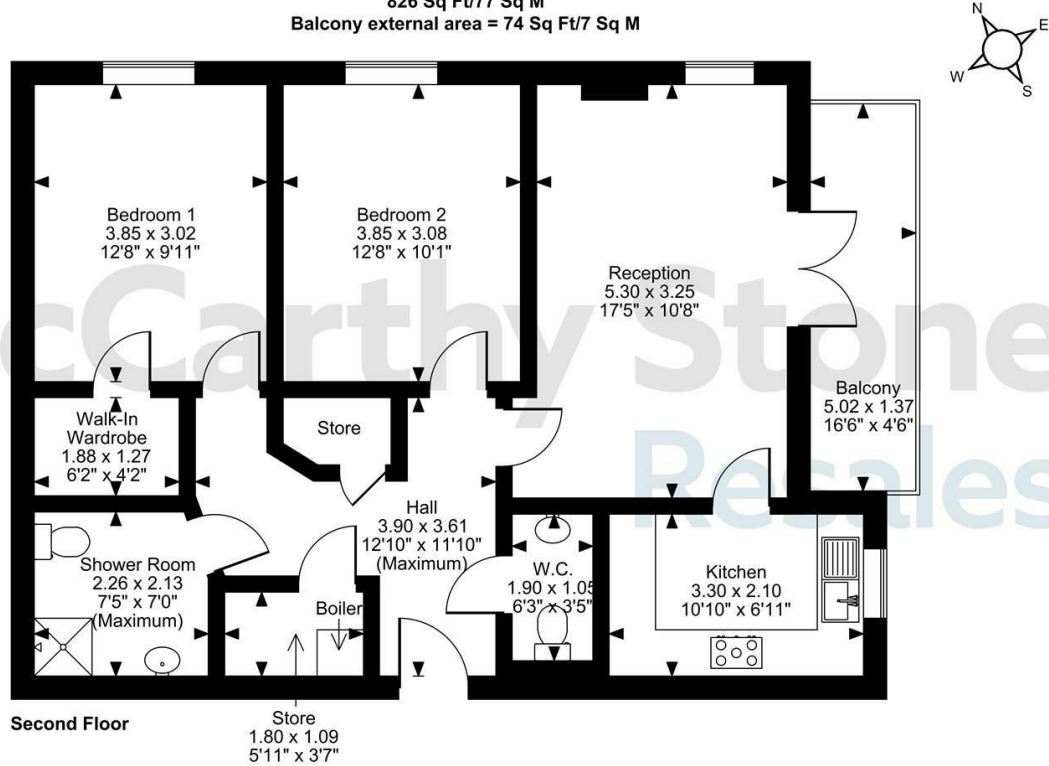


Chesterton Court, Railway Road, Ilkley  
Approximate Gross Internal Area  
826 Sq Ft/77 Sq M  
Balcony external area = 74 Sq Ft/7 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



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	

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## 36 Chesterton Court

Railway Road, Ilkley, LS29 8UW



## Asking price £415,000 Leasehold

This beautiful and spacious two bedroom property with a large walk out balcony on the SECOND FLOOR of this exclusive OVER 70'S MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT, centrally located to ILKLEY RAILWAY STATION, HOSPITAL and TOWN CENTRE, with bus stops directly outside the development. ONE CAR PARKING SPACE INCLUDED

Call us on 0345 556 4104 to find out more.

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# 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.

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 emergency response pull cord system is situated in the hall. From the hallway there is a door to the separate WC, and also a walk-in storage cupboard/airing cupboard. and additional storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedrooms and shower room.

## Separate 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 large balcony overlooking grounds. Modern electric fire provides a nice focal point. 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 walk-in wardrobe housing shelving and hanging rails.. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

## Bedroom Two

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

## Shower 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.



# 2 bed | £415,000

## Car Parking

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

## 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: £12,262.44 pa (for financial year ending 30th June 2025)

## Leasehold Information

Lease Length: 999 years from 2017

Ground rent: £510 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 and Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

