

24 Carnegie Court

Springs Lane, Ilkley, Yorkshire, LS29 8SN



PRICE: £160,000

Lease: 125 years from 1999

Property Description:

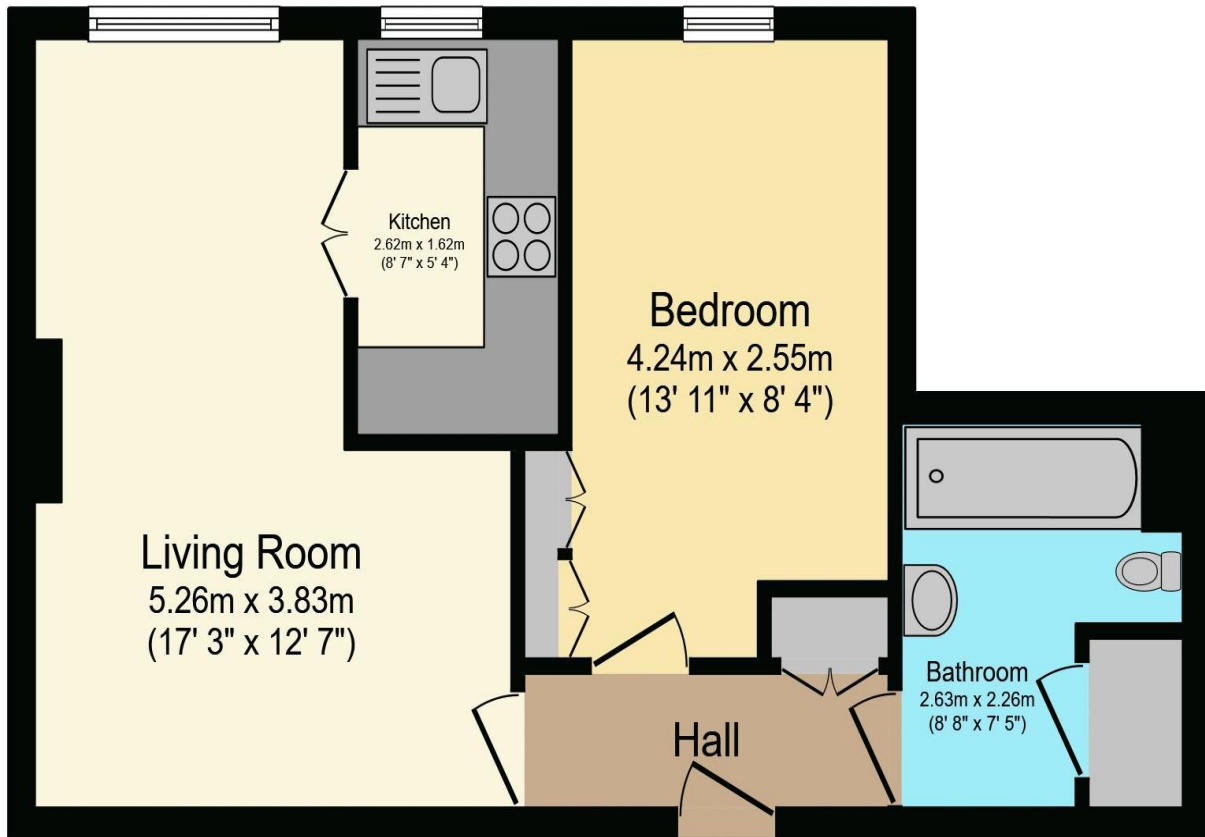
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE UPPER GROUND FLOOR

Carnegie Court was constructed by McCarthy & Stone (Developments) Ltd and is in a popular and scenic part of Yorkshire. Conveniently situated within a short level walking distance of shops, bus and local train station and a well equipped G.P Practice. It has a popular social club within the development lounge and well maintained gardens. The development comprises 51 properties arranged over 4 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. You are welcome to use our Guest Suite for your visit, £20 single use, £25 double use per night and get to know the area. Contact via The Development Manager David Stocks on 01943 607135.

- Residents' lounge & Guest Suite
- Communal Laundry
- 24 hour emergency Appello call system
- Video door entry system (linked to owner TV)
- Minimum Age 60
- New heaters throughout
- House Manager
- Lift to all floors
- Lease: 125 years from 1999



**For more details or to make an appointment to view, please contact
Mr Jordan Joice**



Total floor area 42.3 m² (455 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(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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For Financial Year Ending:

31/08/25

Annual Ground Rent:

£679.59

Ground Rent Period Review:

2043

Annual Service Charge:

£2,756.36

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.