



Emmandjay Court | Ilkley | LS29 8PF

Asking price £265,000

**TW** | **TRANMER  
WHITE**  
Trusted Estate Agents

20 Emmandjay Court | Valley Drive |  
Ilkley | LS29 8PF  
Asking price £265,000

A spacious, well-presented two bedroomed apartment including a private balcony, situated on the ground floor of this well-regarded retirement development.

The apartment is ideally located, being only a few steps from Emmandjay Court's various amenities, which include a bistro, salon, tea and coffee lounge, buggy parking area and well-kept communal grounds. The development has 24 hour on-site support staff and a car park for the use of both residents and visitors.

With gas central heating, double glazing, secure video entry system and emergency call system, the accommodation comprises:

**Ground Floor**

**Private Entrance Hall**

9'8 x 9'2 (2.95m x 2.79m)

Including a useful store cupboard.

**Living Area**

19'4 x 12'4 (5.89m x 3.76m)

With a glazed door leading out to a private balcony and a window to the side elevation.

**Balcony**

A private balcony that provides the ideal place to enjoy the morning sunshine. Decked and enclosed by a metal railing.



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### **Kitchen**

8'6 x 7'9 (2.59m x 2.36m)

Comprising a good range of base and wall units with coordinating work surfaces and concealed lighting. Integrated appliances include an oven, four ring ceramic hob with hood over, fridge, freezer and dishwasher.

### **Bedroom**

16'1 x 8'10 (4.90m x 2.69m)

A spacious double bedroom featuring fitted wardrobes, drawers and dressing table.

### **En Suite Wet Room**

7'4 x 7'0 (2.24m x 2.13m)

Including a walk-in shower, hand wash basin and w.c.

### **Bedroom**

15'7 x 7'7 (4.75m x 2.31m)

A further double bedroom including a window to the side elevation offering an outlook over the communal gardens.

### **Bathroom**

7'5 x 5'8 (2.26m x 1.73m)

Comprising a bath, hand wash basin and w.c.

### **Outside**

#### **Communal Gardens**

Emmandjay Court is set amongst lovely communal grounds that include well-kept lawns, mature shrubs and paved seating areas.

#### **Parking**

A resident and visitor car park is located to the front of the building.

#### **Tenure**

The property is held on a 125 year lease dated from 1st January 2012.

#### **Service Charge**

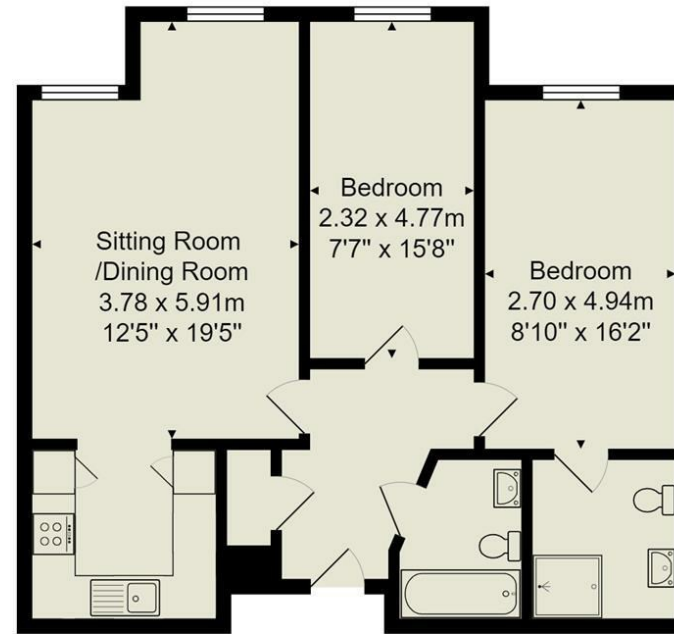
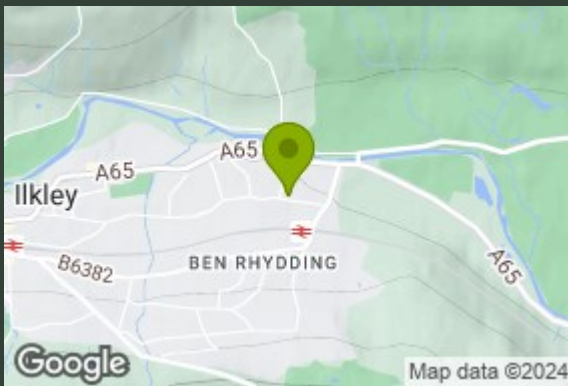
We are advised the current service charge amounts to £527.04 per month. This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management.

#### **Emmandjay Court**

Emmandjay Court has dedicated on site staff 24 hours a day to provide emergency response as well as day to day care and support if required. Additional support including cleaning, laundry services and shopping can be provided on a regular basis or as and when required. Shopping and groceries can even be delivered to individual apartments.

#### **Contingency Fund Contribution**

A contribution to the Contingency Fund is payable on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs lifts, etc. The contribution is 1 % of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.



Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		84	84
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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