



Back Parish Ghyll Road | | Ilkley | LS29 9NU

£340,000

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WHITE**
Trusted Estate Agents

3 Abbeyfield Lodge

Back Parish Ghyll Road |

Ilkley | LS29 9NU

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Situated in a central Ilkley location with lovely views overlooking the band stand. One of five exclusive apartments offering independent living with access to 24 hour support. The accommodation comprises a communal entrance with stair lift and stairs to the first floor, private entrance door leading to an inner hall with large storage cupboard off, kitchen, sitting room with adjoining dining area, two bedrooms and a shower room. Outside the property has access to well maintained communal grounds and an allocated parking space.

- Retirement Apartment
- Two Bedrooms
- Council Tax Band D
- Balcony
- Stair lift access
- Communal grounds and allocated parking
- Town Centre location

Communal Entrance

With a stair lift/stairs to the first floor

Private Entrance Hall

With coving to the ceiling and a good sized storage cupboard with shelving and power supply.

Sitting Room

15'63 x 10'04 (4.57m x 3.15m)

With a wall mounted Dimplex fire, coving to the ceiling. A window to the rear and door leading to the balcony area. Open plan to the dining area.

Dining Area

8'43 x 6'86 (2.44m x 1.83m)

Bedroom One

12'65 x 9'73 (3.66m x 2.74m)

A dual aspect room and coving to the ceiling.



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Bedroom Two

14'91 x 6'53 (4.27m x 1.83m)

Having a window to the rear elevation.

Shower Room

8'55 x 6'10 (2.44m x 2.08m)

Comprising a double walk in shower, a vanity unit with wash basin, concealed unit WC and providing useful storage. Chrome heated towel rail, fitted mirror, shaver socket, tiling to the splash area, non slip flooring and spotlights to the ceiling.

Tenure

We are advised the property is leasehold with the balance of 125 years dated from 1st June 2006. We are advised the ground rent is £50 per annum.

Service Charge

We understand the service charge is a figure of £3,200.00 per annum payable quarterly. This covers the buildings insurance, cleaning and maintenance of the communal areas, off site warden and 24 hour call system.

Occupancy Conditions

A single occupant of the apartment must be aged 65 years or over. Where a couple occupies the apartment, one of the occupants must be 65 or over and the other occupant must be aged 60 or over.

Abbeyfield facilities

Residents are able to use the facilities offered in the main Abbeyfield complex including the restaurant and other services and care packages. these are available at an extra cost.

Resale

Upon resale, any price that is achieved for the apartment over and above the purchase price is apportioned with 75% of the profit being retained by the apartment owner and the balance of the 25% being paid to Abbeyfield Ilkley Society Ltd

Council Tax

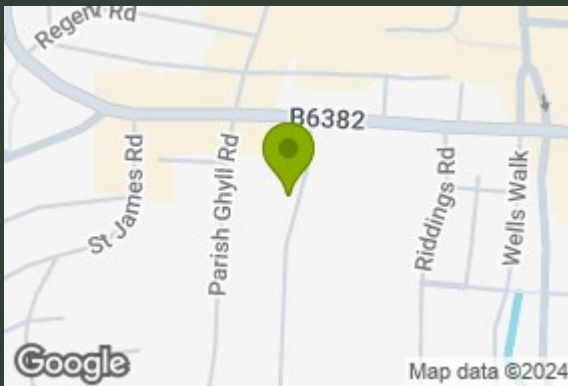
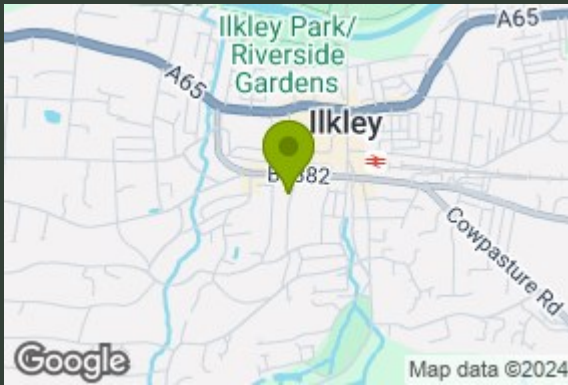
City of Bradford Metropolitan District Council Tax Band D

Please Note

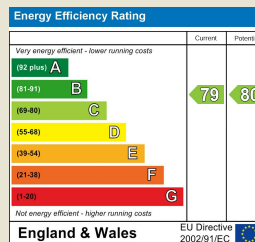
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



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