



Heather Court | Ilkley | LS29 9TZ

Asking price £349,950

**TW** TRANMER  
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14 Heather Court |  
Ilkley | LS29 9TZ  
Asking price £349,950

Enjoying outstanding views over Ilkley, this spacious two double bed roomed, two bathroom apartment is situated on the second floor of an exclusive, purpose built development with lift access.

Standing within beautifully maintained communal grounds, Heather Court features a secure, covered residents' car park accessed via an electric gate.

- Two Double Bedrooms
- Outstanding Views Over Ilkley
- Secure Off-Street Parking
- Two Bathrooms

### Ground Floor

#### Communal Entrance

With lift and stairs to the upper and lower floors.

### Second Floor

#### Entrance Hall

An inviting entrance hall including a useful recessed cloaks cupboard, recessed store cupboard housing boiler and a video entry system.

#### Sitting Room

18'1 x 16'8 (5.51m x 5.08m)

Enjoying a pleasant dual aspect that offers a beautiful outlook.

#### Breakfast Kitchen

11'0 x 11'0 (3.35m x 3.35m )

Including a range of base and wall units with coordinating work surfaces, concealed lighting and a range of integrated appliances including a fridge, freezer, dishwasher, washer/dryer and an oven. Ample space for dining table and chairs.



Elevated above Queens Road, the property feels peaceful and secluded whilst still being within easy reach of the town centre.



### **Bedroom**

12'5 x 11'3 (3.78m x 3.43m )

A sizeable double bedroom featuring French doors to a Juliet balcony with views over the landscape of Ilkley.

### **En Suite**

7'10 x 4'0 (2.39m x 1.22m )

Featuring a walk-in shower with sliding glass screen, hand wash basin and w.c.

### **Bedroom**

12'0 x 10'3 (3.66m x 3.12m )

A second double bedroom with a window to the rear elevation, again portraying views over Ilkley.

### **Bathroom**

6'7 x 6'9 (2.01m x 2.06m )

Smartly appointed and comprising a bath with shower over, hand wash basin, w.c and a heated towel rail.

### **Parking**

The apartment includes an allocated parking space within a secure, lower-level residents car park that is accessed via an electric gate. A lift leads to the upper floors. The apartment benefits from easy access as a lift connects the lower level parking to the upper floor apartments. One can therefore access their car without exiting the building.

### **Communal Store Space**

Heather Court provides residents with a shared store room located on each landing as well as a useful external store space positioned close to the car park.

### **Communal Grounds**

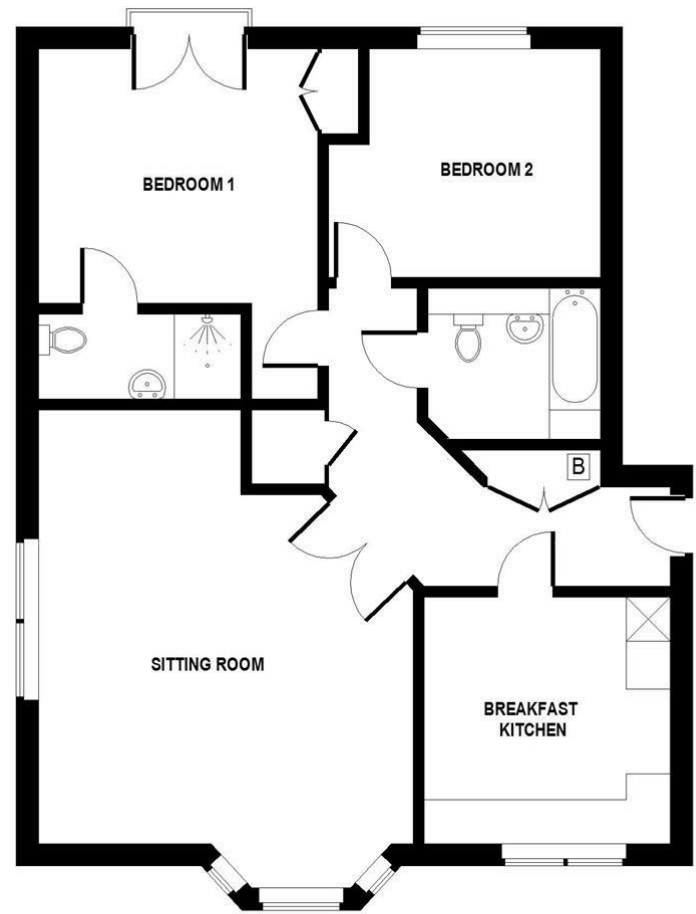
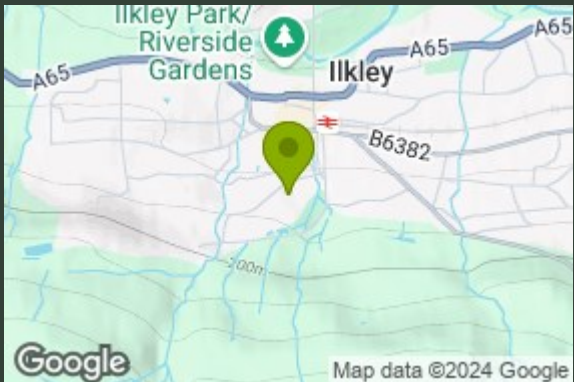
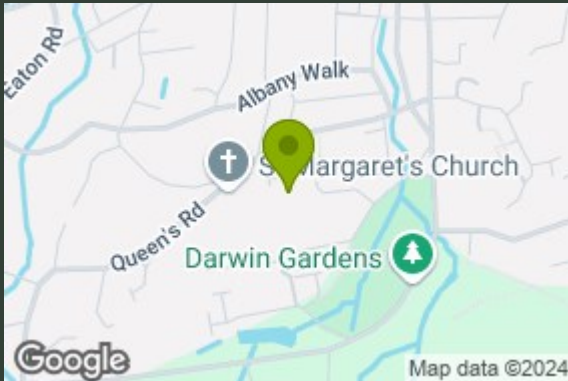
Heather Court stands within beautifully maintained communal grounds.

### **Tenure**

We are informed by our client that the property is held on a 999 year lease dated from 1st January 2001.

### **Service Charge**

We are informed by our clients that the current service charge amounts to £2,500 per annum. This includes the cleaning and lighting of the communal areas, external window cleaning, maintenance of the communal grounds, general maintenance and repair, buildings insurance, maintenance of the lift, garage gate and management fees.



**14 HEATHER COURT**

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID:666948)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>		77	78
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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