



Valley Drive | | Ilkley | LS29 8PF

£249,950

TW | **TRANMER
WHITE**
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12 Emmandjay Court, Valley Drive |
Ilkley | LS29 8PF
£249,950

A very smart ground floor apartment situated in the highly regarded retirement development at Emmandjay Court. The setting offers the flexibility of completely independent living but equally the opportunity to add in further care or meals if required. The accommodation is in immaculate order and offers a private entrance hall with a useful store cupboard off, an open plan living/dining/ kitchen space with a Juliet balcony, two bedrooms, the large double bedroom has a wet room ensuite shower and there is also a separate bathroom. There is car park for the residents and visitors and use of the communal grounds and courtyard.

- Ground floor apartment
- Independent retirement living
- Restaurant facilities
- Council Tax band D
- Juliet balcony
- Two bedrooms
- 24 hr Care lines and carers on site 24 hours
- Morning Check in call

Private Entrance hall

11'0 x 5'5 (3.35m x 1.65m)

An entrance door gives access to a spacious hall way with a useful shelved storage cupboard.

Kitchen and Dining Area

18'0 x 9'2 (5.49m x 2.79m)

A range of modern wall and base units with coordinating work tops, stainless steel sink and drainer. Integral appliances to include an electric oven, hob and extractor hood, washing machine, fridge, freezer and dishwasher. Spotlights and coving to the ceiling.

Sitting Room

15'4 x 12'9 (4.67m x 3.89m)

A light and airy space with lovely views onto the courtyard garden area. South facing balcony and a window overlooking the gardens. Videx door entry system.



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Bedroom

17'5 max x 10'5 (5.31m max x 3.18m)
Having a window to the side elevation

Ensuite Wet Room

8'5 x 7'04 (2.57m x 2.24m)
A large walk in shower, concealed unit WC, pedestal wash basin and tiled walls. Non slip floor covering, shaver point and spotlights.

Bedroom

10'7 x 6'0 (3.23m x 1.83m)
Having a window to the side elevation

Bathroom

7'05 x 5'5 (2.26m x 1.65m)
A white three piece suite comprising a paneled bath, pedestal wash basin, concealed unit WC and tiling to the wall areas. Non slip flooring, shaver point and spotlights to the ceiling.

Communal Gardens

Emmandjay Court is set within well maintained communal grounds offering various seating area for the residents.

Parking

There is a car park situated at the front of the development

Tenure

There is a 125 year lease which commenced in January 2012. The current ground rent is £497.15 and is reviewed every 5 years.

Service Charges

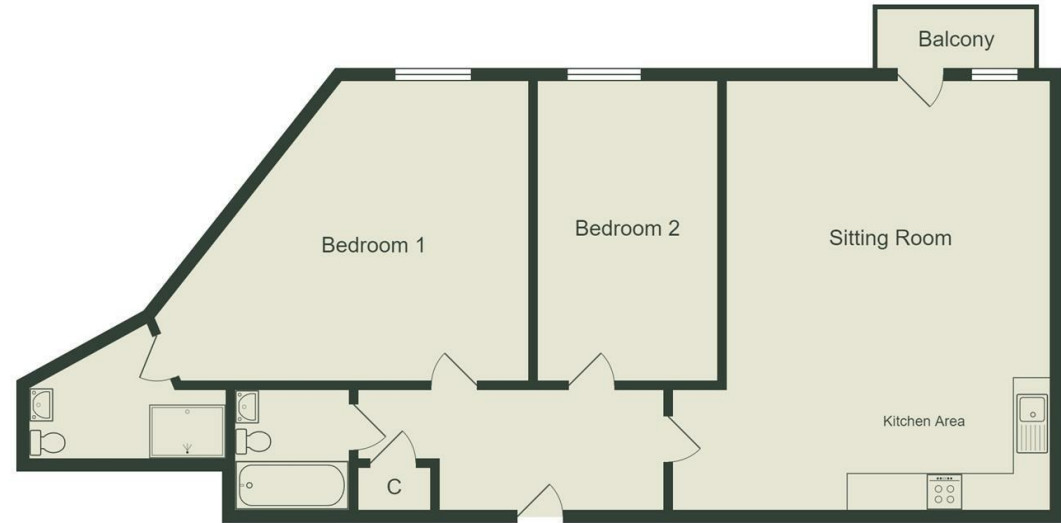
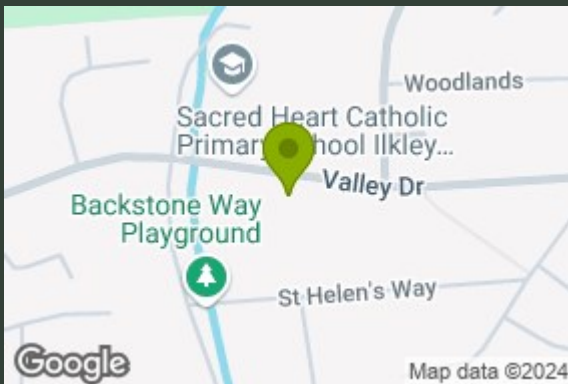
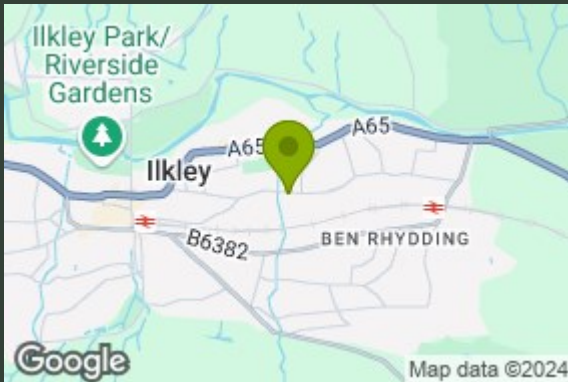
We are advised that the current services charges are £740.05 per calendar month. These charges include buildings insurance, window cleaning, water, hot water, heating, lighting, cleaning and maintenance of the communal area, maintenance of the gardens, car park, security door entry system, external lighting, emergency call system and a morning check in call. There is also a varied social program.

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.



All measurements are approximate and for display purposes only.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (11-11) B | | 83 | 83 |
| (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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