



# APARTMENT 11, ADLINGTON HOUSE, BRIDGE STREET OTLEY LS21 1FQ

**Guide price £300,000**

## FEATURES

- Independent Retirement Living For Those Aged 65+ With 24/7 Staff On Hand When Required
- Two Bedroom Ground Floor Apartment With Over 800 Sq Ft Of Accommodation
- French Doors From The Apartment To Its Own Southerly Facing Patio Area
- Smartly Appointed Kitchen With Fully Integrated Appliances Included
- Exquisite Bathroom, Beautifully Presented And With A Slip Resistant Level Access Shower
- On-Site Facilities Inclusive of Waiter Service Restaurant, Coffee Lounge, Activity Suite and More
- Communal Landscaped Gardens, Residents Car Park And Mobility Scooter Charging Room
- EPC Rating C / Tenure Leasehold - 125 Years From 1/1/2016 / Council Tax Band C
- Close To Beautiful Riverside Walks, Local Dentists, Doctors & The Town Centre
- Offered With The Advantage Of Having No Onward Chain



# 2 Bedroom Ground Floor Apartment Exclusively For Those Aged 65+

An attractively presented two bedroom ground floor apartment with its own southerly facing patio overlooking the landscaped communal gardens within this exclusive development designed for the discerning purchaser aged 65+.

Set in attractive landscaped gardens, nestling on the banks of The River Wharfe, Adlington House offers a luxurious environment, beautifully maintained and run by a team of experts that you are sure to be impressed with. There are 48 apartments in total of varying sizes with number 11 being a lovely proportioned apartment approximately 80sqm (861sqft) in size that incorporate two double bedrooms, a beautiful shower room, a lovely light and airy sitting and dining room, together with a smart modern fully integrated kitchen with all the appliances included. The quality and spacious design allows residents to maintain the independent lifestyle they are used to but with the comfort of discreet 24-hour on-site staffing creating a lovely safe community in which to live.

Viewings are strictly by prior appointment through Shankland Barraclough Estate Agents in Otley.

Homeowners of Adlington House enjoy an array of premium amenities crafted to enhance their quality of life. The beautifully landscaped communal gardens offer a serene setting for leisurely strolls and social gatherings. The community is vibrant and welcoming, with a variety of social activities and events that foster a strong sense of camaraderie among residents. Safety and security are top priorities at Adlington House, with 24-hour support available and a dedicated management team on-site to assist with any needs. The prime location in Otley provides easy access to charming local shops, cafes, and cultural attractions, allowing you to enjoy the best of town and country living. Experience unparalleled independent retirement living at Apartment 11, Adlington House. Schedule a viewing today and embrace a lifestyle of elegance, comfort, and community.

The accommodation with ELECTRIC RADIATORS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Adlington House Entrance

Secure locked outer door with video entry system to the flats and the Managers office which is directly opposite the entrance. Lift access to each floor as well as stairwells to each floor.

## Private Entrance Hallway

Spacious welcoming hallway with an excellent deep store cupboard off and a further double cupboard which has space for both a washer and a dryer with shelving over. The video entry system is also located in the hallway meaning any visitors can be buzzed in so that you don't have to go to the main entrance each time.

## Sitting / Dining Room 22'9" x 11'4" max (6.93m x 3.45m max)

A lovely proportioned reception room having a focal fireplace with a living flame electric fire inset, a central heating radiator and French doors to the apartment's southerly facing patio.

## Kitchen 7'11" x 6'8" (2.41m x 2.03m)

Beautifully appointed with a modern range of wall and base units having work surfaces over and a sink unit inset. The kitchen is fully integrated with a fridge-freezer, dishwasher, microwave, an electric oven and an electric hob with an extractor hood over. Electrically operated window to the southerly facing gardens.

## Bedroom 1. 18'3" x 9'8" (5.56m x 2.95m)

Built in mirror fronted double wardrobe, electric radiator and a window looking over the southerly facing gardens.

## Bedroom 2. 18'3" x 9'8" max (5.56m x 2.95m max)

Electric radiator and a window looking out over the southerly facing gardens.

## Bathroom

Easily accessible bathroom exquisitely tiled and with a modern appointed three piece suite including a shower with a glazed screen, a low level w.c and a wash hand basin with back lit cabinet over. Heated towel rail.

## Outside

Adlington House offers beautiful landscaped gardens incorporating lawns, patio and sitting areas together with a lovely selection of trees shrubs and bushes. Apartment 11 has its own private patio directly from the apartment's French doors in the Sitting / Dining Room, which enjoys a lovely southerly aspect. A private car park provides off road parking for residents.

## Adlington Facilities

When you move into Adlington House you can set your own timetable and live life however you choose, free from everyday worries and compromises. You're guaranteed the best of both worlds: a beautiful apartment to call your own and an extensive suite of communal facilities on your doorstep. Including:

- Elegant on-site restaurant\*
- Beautifully appointed lounge with outdoor patio area
- Activities studio
- Assisted bathroom and therapy suite
- Hairdressing salon\*
- Internal mobility scooter & bicycle store with electric charging facilities
- Fully furnished suite with en-suite for when family and friends stay\*
- Lifts for easy accessibility
- Private homeowners parking
- Extensive landscaped gardens for you to enjoy

\*additional charges apply.

## Service & Well Being Charges

Approximate weekly Service and Well-being Charges at Adlington House, Otley are;

- 1 bedroom – £ 203
- 2 bedroom – £ 206
- 3 bedroom – £ 209

All homeowners living at Adlington House, Otley contribute to a Service and Well-being Charge. The high level of support and services on offer to enhance quality and enjoyment of life are what make Adlington different. These charges are to provide services such as;

- The provision of a daily restaurant service which enables homeowners to enjoy a delicious freshly prepared meal at exceptionally good value
- Communal cleaning and maintenance
- Grounds and garden maintenance
- External window cleaning
- Water usage, buildings insurance and estate management
- 24-hour support every day, 365 days a year, in case of any emergency, working in tandem with a discreet emergency call system installed in each apartment

The Service and Well-being Charge is reviewed annually. It is important to point out that payment of the service charge has to continue even if the apartment is vacant, as it is apportioned between all homeowners in order to maintain the high standard of service.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Ground Rent Charges

Annual Ground Rent charges 2024:

1 bedroom – £1,245.23

2 bedroom – £1,867.85

3 bedroom – £2,490.46

The Ground Rent is due annually from 1st January and will be reviewed every year in line with the Retail Price Index (with a minimum increase of 1% and maximum of 4%).

### Building Reserve Fund

While the day-to-day maintenance of the buildings and facilities is covered by the Service and Well-being Charge, which is kept as low as possible to leave homeowners with maximum disposable income, major capital costs and refurbishment are not included.

It is important that maintenance is kept to the highest standards for all to enjoy, and to cover any major works, a fee of 0.5% of your sale price for each year, or part-year, of ownership will be levied WHEN YOU SELL on your apartment. A contribution to the Building Reserve Fund is also collected through the Service and Well-being Charge.

The Building Reserve Fund will build up over time so that money is available to pay for capital costs as they occur e.g replacement lifts, restaurant kitchen equipment, the building's roof and car park etc. This means that the development is always kept up to the same standard as when you purchased your apartment.

### Tenure, Services And Parking

Tenure: Leasehold - The remainder of a 125 year lease which commenced 1st January 2016

Electric, Water & Drainage Are All Mains Connected. There Is No Gas To The Adlington House Apartments

Parking: Residents Car Park

### Council Tax

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Standard Broadband up to 17 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

**Opening Hours**

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

**Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

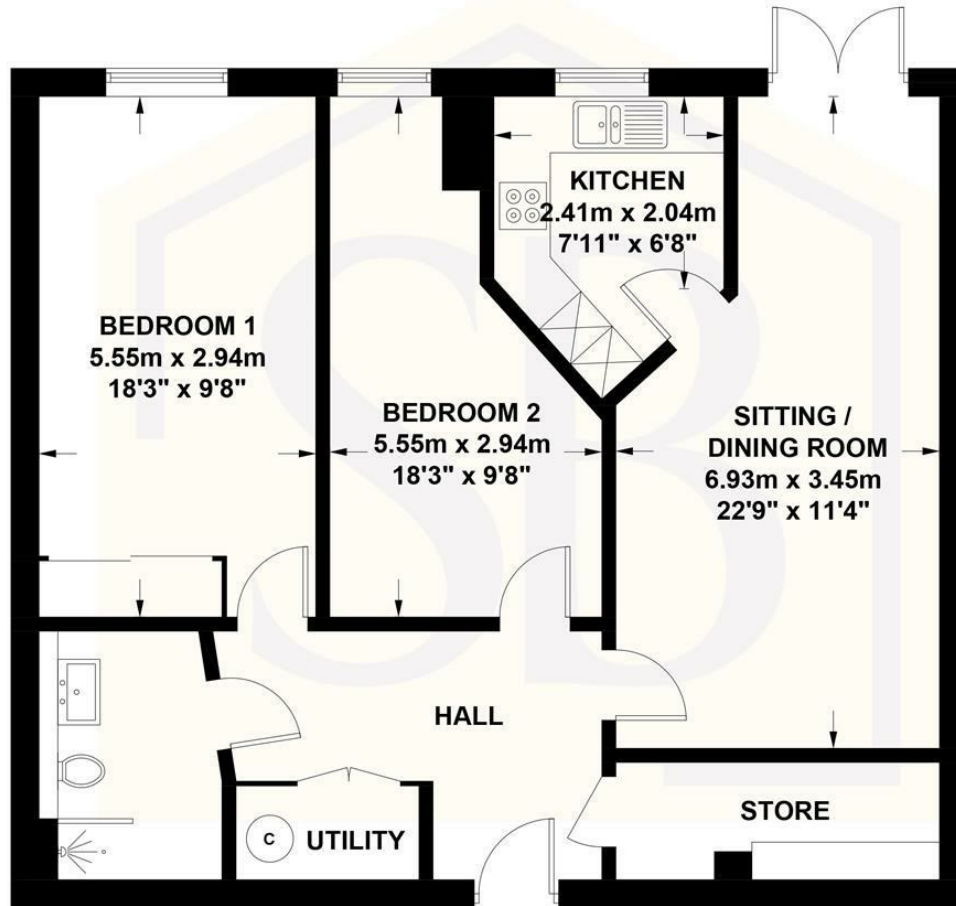
**Please Note**

The sale of the apartment is subject to the Grant of Probate being issued, which was applied for on the 7th October 2024. The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

This plan is for guidance only. It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**T: Call us on 01943 889010**  
**E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)**  
**W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)**

