



## ROBIN HILL CLIFFORD ROAD ILKLEY, LS29 0AX

£799,950

LEASEHOLD - SHARE OF FREEHOLD

Introducing Robin Hill - Seven exclusive two and three-bedroom apartments located in the desirable spa town of Ilkley.

This particular apartment is a superb 2 bedroom apartment situated on the ground floor, boasting a substantial South-facing balcony which overlooks the communal gardens.

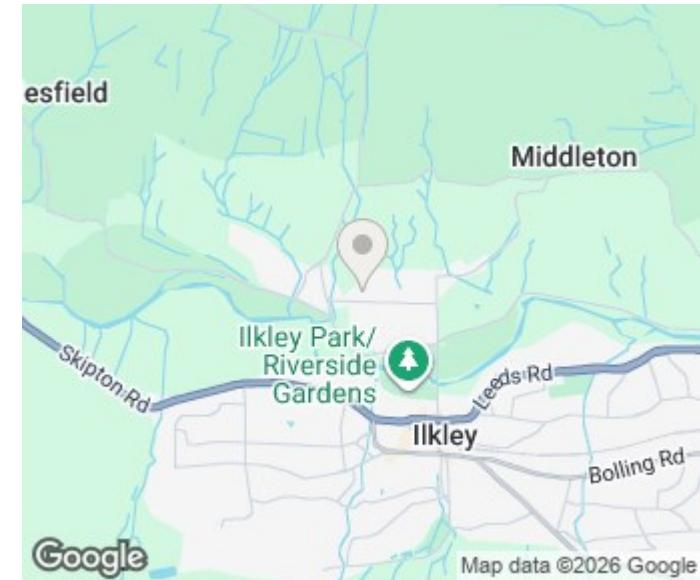
MONROE

SELLERS OF THE FINEST HOMES

GROUND FLOOR  
1294 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and are not necessarily to scale. For any error, omission or discrepancy, no liability is accepted. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
Made with Metraxis 23025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	85
(69-80)	C	85
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	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/tenants are advised to recheck the measurements

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