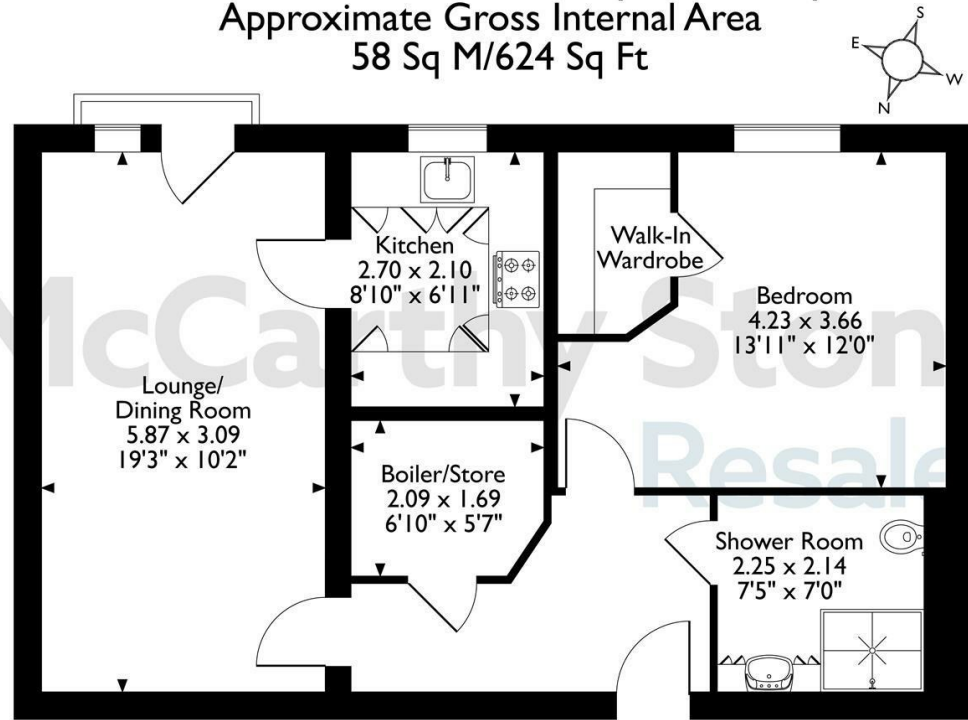


22 Chesterton Court, Railway Road, Ilkley  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8690111/DST.

**Council Tax Band: C**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>88</b>               | <b>88</b> |
| (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 |           |

**22 Chesterton Court**

Railway Road, Ilkley, LS29 8UW



**Asking price £199,950 Leasehold**

Beautifully presented first-floor one-bedroom retirement apartment for over 70s with a sunny southerly aspect, attractive garden views, and offered ready to move into with no onward chain.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



# Chesterton Court, Railway Road, Ilkley

1 bed | £199,950

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Summary

Exclusively for the over 70s, Chesterton Court has been thoughtfully designed to make life easier and more enjoyable. With staff on-site 24 hours a day and a variety of domestic and support services available when needed, peace of mind comes as standard. A welcoming bistro-style restaurant serves hot and cold lunches daily, offering convenience and a sense of community right on your doorstep.

There's also no need to worry about unexpected maintenance costs. The comprehensive service charge covers external upkeep, gardening and landscaping, window cleaning, buildings insurance, water rates, and the energy costs for communal areas — including the laundry room, the homeowners' lounge with kitchen facilities, and other shared spaces.

## Entrance Hallway

The front door, fitted with a spy hole, opens into a spacious entrance hall with a 24-hour Tunstall emergency pull cord system, secure door entry/intercom, illuminated light switches, and smoke detector. There is also a useful walk-in storage/airing cupboard, with doors leading to the lounge, bedroom, and bathroom.

## Lounge

A spacious lounge with a full-length glass door opening onto a Juliette balcony, enjoying views over the communal gardens and moorland beyond. There is ample space for seating and dining, with TV/telephone points, fitted carpets, and raised electric sockets.

## Kitchen

Stylish fitted kitchen with modern cream gloss units, roll-top work surfaces, stainless steel sink and UPVC double-glazed window. Includes built-in oven, ceramic hob with extractor, integrated fridge/freezer, and under-pelmet lighting.

## Bedroom

Spacious double bedroom with fitted carpets, TV/telephone point, raised electric sockets, and a walk-in wardrobe with shelving and hanging rails.

## Shower Room

Fully tiled modern bathroom with walk-in shower, WC, vanity unit with sink and mirror, heater, chrome heated towel rail, and emergency pull cord.

## Local area

This stunning development is located in the sought-after spa town of Ilkley, close to the Yorkshire Dales and the River Wharfe. Ilkley offers a charming Victorian town centre with shops, boutiques, galleries, museums, and excellent local amenities.

The development is ideally placed around 350 yards from Ilkley Railway Station, within a third of a mile of Tesco and the town centre, and close to Ilkley Moor Medical Practice and Coronation Hospital. Bus stops are also located directly outside.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £9,724.26 for the financial year ending 30th June 2026

## Leasehold Information

Lease: 999 years from 1st June 2017

Ground rent: £435 per annum

Ground rent review date: 1st June 2032

Managed by: Your Life Management Services

It is a condition of the purchase that the resident is of the age of 70 or over.

## Additional Information & Services

- SuperFast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

