Harrison Robinson

Estate Agents

Flat 1, The Spa The Grove, Ilkley, LS29 9NQ

£309,950

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GROUND FLOOR

Communal Entrance Hall
Secure glazed doors with intercom system open into the well presented, carpeted, communal entrance hall. Lift and stair access to upper floors and basement parking.

FIRST FLOOR

Private Entrance Hall
The entrance porch has carpeted flooring, downlighting and a most useful recessed cupboard with tall, sliding mirrored doors and shelving.

Hall
This most welcoming, spacious hall has a newly fitted carpet, radiator, coving and a useful storage cupboard with shelving and electricity. Doors lead into the principal rooms.

Kitchen
10'5" x 8'2" (3.20 x 2.50)
Well presented with a range of pale wood effect cabinetry with complementary worksurfaces and neutral tiled splashbacks. Appliances include electric oven, four ring gas hob with extractor over, undercounter fridge, washing machine and tumble dryer. A stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window, allowing ample natural light, and enjoying a delightful view. Tile effect, vinyl flooring, downlighting, radiator.

Lounge / Dining Area
22'8" x 12'2" (6.93 x 3.71)
Double doors from the hall open into a beautiful, light and airy lounge with three double glazed windows affording a fabulous view onto the Grove and the bandstand. Newly carpeted flooring, coving, two radiators. A coal effect, electric fire with marble hearth and timber surround creates a lovely focal feature to this room. There is ample space for comfortable furniture and a dining table.

Bedroom One
11'10" x 8'7" (3.61 x 2.62)
A lovely double bedroom with newly carpeted flooring, double glazed window and radiator. A range of high quality, pale wood effect fitted furniture including two wardrobes and drawers. Door into:

En Suite Bathroom
With low level W.C., pedestal handbasin with chrome taps and panel bath with central, chrome mixer tap. Neutral wall tiling, vinyl flooring, white, ladder style, heated towel rail. Double glazed window, downlighting.

Bedroom Two
10'5" x 8'7" (3.20 x 2.62)
A very well presented second bedroom with carpeted flooring, double glazed window and radiator. Also fitted with high quality, pale wood effect floor to ceiling wardrobes, bedside drawers and cupboard.

Bathroom
A well presented, three-piece bathroom with low-level W.C., pedestal hand basin with chrome taps and wall mirror over and panel bath with central, chrome mixer tap, thermostatic shower and folding glazed screen. Attractive, neutral wall tiling, vinyl flooring, white, ladder style, heated towel rail. Extractor, downlighting.

OUTSIDE

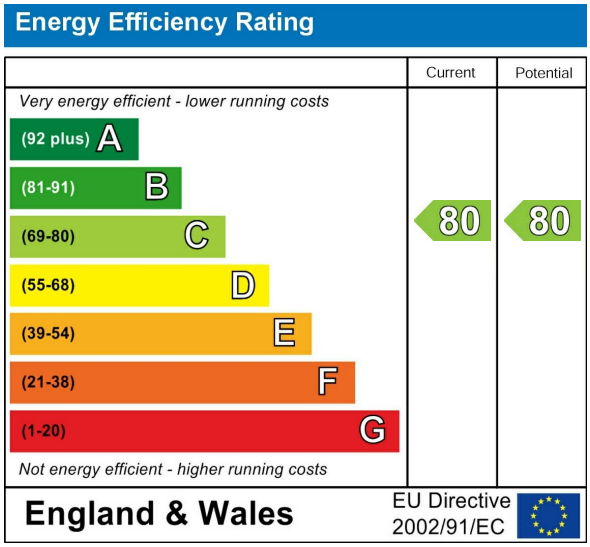
Allocated Covered Parking
The apartment benefits from an allocated parking space in the covered garaging under the Spa. Electric garage door operated with a fob with both stair and lift access from the ground floor. The owner also benefits from residents' permit parking and a visitor permit on the nearby roads. Two useful storage cupboards at back of the garage.

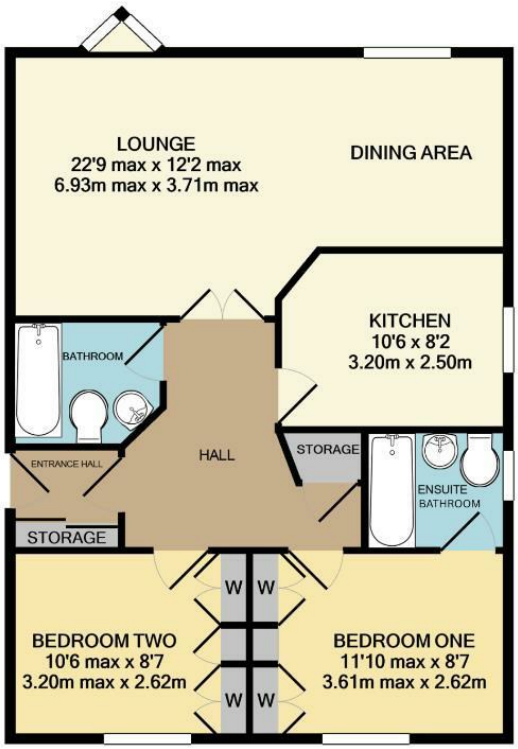
NOTES
We are advised by our vendors that the property is leasehold with the remainder of a 999 year lease from 6th May 1994.
The monthly service charge is £229.39 to include buildings insurance, monthly window cleaning, external maintenance of the building, internal cleaning and lift maintenance.
The annual ground rent is to be confirmed and is paid twice yearly, 1st June and 1st December.
No pets allowed.

UTILITIES AND SERVICES
The property benefits from mains gas, electricity and drainage.
Ultrafast Fibre Broadband is shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

- ***No Onward Chain***
- Fabulous Central Ilkley Location
- Well Presented Throughout With Mainly Newly Laid Carpets
- Spacious Sitting Room Overlooking The Bandstand And The Grove
- Light And Airy Two Bedroom First Floor Apartment
- Smart Fitted Wardrobes In Both Bedrooms
- Two Bathrooms, One Being En Suite
- Lift And Stair Access
- Allocated Under Cover Parking Space
- Council Tax Band D





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TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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