



Carnegie Court | 17 Springs Lane | Ilkley | LS29 8SN

Asking price £135,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

35 Carnegie Court | 17 Springs Lane

Ilkley | LS29 8SN

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Forming part of a highly regarded purpose-built development for the over-60s, this beautifully presented one-bedroom apartment has been recently redecorated and newly carpeted throughout, offering truly move-in-ready accommodation.

Enjoying a desirable westerly aspect and attractive views across the well-maintained communal gardens, the apartment provides a bright and welcoming living environment. Ideally situated opposite Springs Lane Medical Centre and within a short, level walk of Ilkley town centre, it combines comfort, convenience, and an excellent location for everyday living.

- Newly Carpeted & Decorated
- Convenient Central Location
- Lift Access
- Use of Excellent Communal Facilities
- Resident's Parking
- Far Reaching Views & Westerly Aspect

With electric heating, the accommodation comprises:

Ground Floor

Communal Entrance

The development includes two secure communal entrances, one on the lower ground floor (to the rear) and one to the upper ground floor (to the front). Lift and stairs to the upper floors.

Communal Facilities

Residents of Carnegie Court benefit from access to communal facilities such as a residents lounge, guest suite for visiting friends and family and a laundry.

First Floor

Entrance Hall

21'4 x 3'2 (6.50m x 0.97m)

An inviting entrance hall, including a sizeable store cupboard that houses the water cylinder.

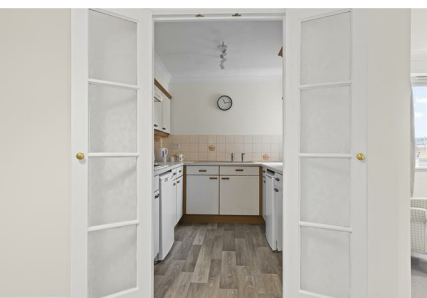
Living and Dining Area

20'7 x 13'11 (6.27m x 4.24m)

With plenty of natural light thanks to a Westerly aspect, the living area includes a feature fireplace with marble surround and hearth. The dining area provides ample space for a table and chairs. Glazed double doors lead to:



Carnegie Court is a well-regarded, purpose built development conveniently positioned within a brief, level walk of the town centre.



Kitchen

8'8 x 7'8 (2.64m x 2.34m)

Comprising a range of base and wall units with coordinating worksurfaces and tiled splashback. Appliances include an oven, four ring electric hob with hood over, space for fridge and space for freezer. The kitchen also provides a beautiful outlook towards Middleton.

Bedroom

15'4 x 8'9 (4.67m x 2.67m)

An ample double bedroom featuring a recessed wardrobe with folding mirror doors. A window offers a Westerly aspect and an outlook over the well-kept communal gardens.

Bathroom

9'9 x 6'11 (2.97m x 2.11m)

Comprising a bath with shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Outside

Communal Gardens

Carnegie Court includes smartly-maintained, principally lawned gardens that are positioned to the rear of the development.

Parking

A residents car park is located to the side and rear of the development.

Tenure

We are informed the property is held on a 125 year lease dated from 1st July 1999. The annual ground rent amounts to £679.58, payable in two installments of £339.79.

Service Charge

The annual service charge amounts to £3218.06, payable in two installments of £1609.03.

Please Note

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.

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

Mobile Signal/Coverage

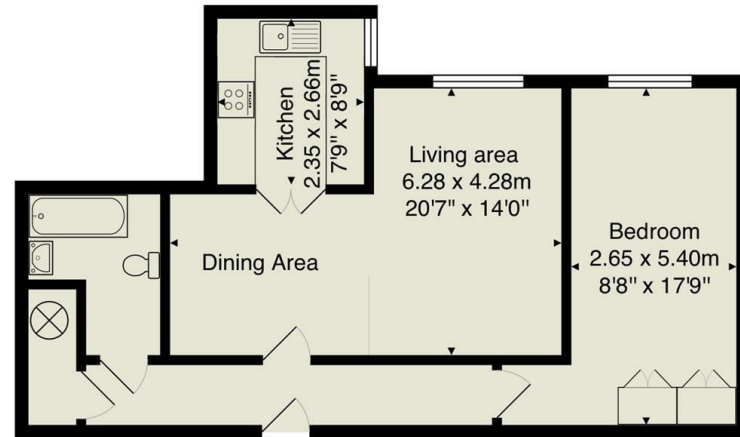
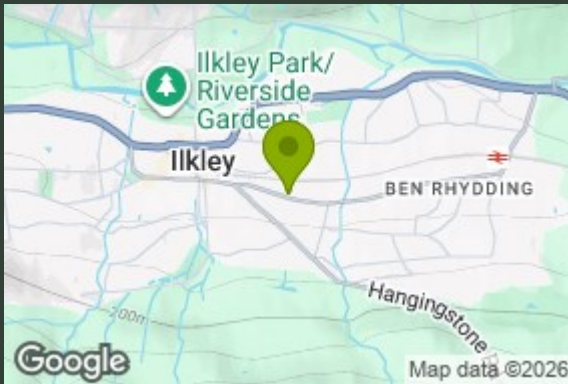
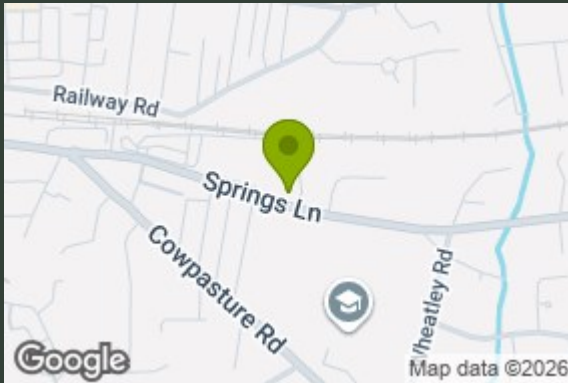
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



Total Area: 58.8 m² ... 633 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	84	86
(69-80) C		
(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	

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