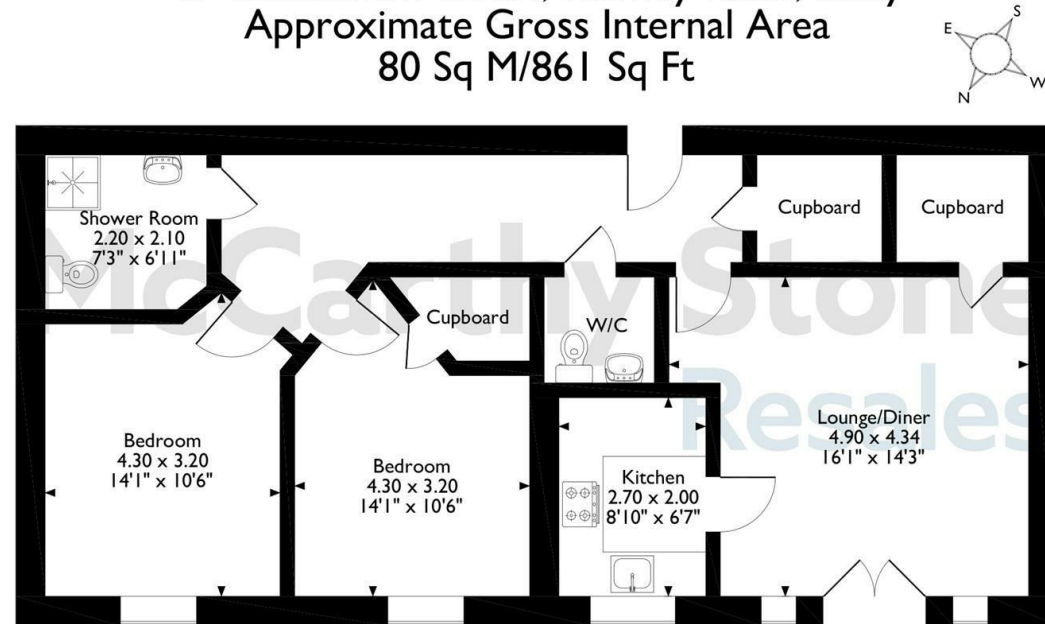


45 Chesterton Court, Railway Road, Ilkley  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



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	

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.

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Registered in England and Wales No. 10716544



## 45 Chesterton Court

Railway Road, Ilkley, LS29 8UW



**PRICE REDUCTION**

**Asking price £385,000 Leasehold**

A SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT WITH AN ALLOCATED PARKING SPACE, set within this exclusive Retirement Living PLUS development for the over 70s. Residents enjoy quality on-site care and support provided by McCarthy Stone's experienced, CQC-registered Estates Team.

Chesterton Court occupies a superb central Ilkley location, just moments from the railway station, hospital, and town centre, with convenient bus stops directly outside the development.

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

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

# Chesterton Court, Railway Road, Ilkley

2 Bed | £385,000

PRICE  
REDUCED

## 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 offers apartments designed to make life easier, with the reassurance that staff are on-site 24 hours a day. With a range of domestic and support services on hand when you need it, and a bistro style restaurant serving hot or cold lunches every day, this really is life made easy.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry, homeowners lounge with kitchen facilities and other communal areas.

Widely considered the premium apartment of this beautiful development due to its size and aspect, this apartment features generously sized bedrooms, large living area with private balcony and high quality kitchen and shower rooms. Throughout, you'll find panel heaters and elegant decor, double glazing and carpet, aside from the bathroom, which boasts stylish and functional tiling. Our Ilkley development provides its residents with optimum comfort and security, allowing them to enjoy a relaxing and independent retirement lifestyle.

## Local area

This stunning development is located in the enviable spa town of Ilkley, providing a wealth of activities and entertainment in the historic Victorian town centre, as well as easy access to the rural advantages of the Yorkshire Dales. Sitting on the south bank of the River Wharfe, Ilkley is the perfect place to enjoy a peaceful retirement.

The beautiful spa town of Ilkley sits approximately 12 miles north of Bradford and 17 miles north west of Leeds and offers a rich sense of heritage with plenty of lovingly maintained Victorian architecture including an original arcade that has been carefully re-purposed to create covered walkways for pedestrians to enjoy, whatever the weather. Browse a variety of local boutiques and stores and a selection of galleries and museums offer plenty to entertain active culture seekers.

The development is located approximately 350 yards from Ilkley Railway Station, within a third of a mile to a Tesco Superstore and Ilkley Town centre and within a quarter of a mile from Ilkley Moor Medical Practice and Coronation Hospital. There are bus stops located directly outside the development.

## Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. A walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system. Doors lead to the lounge, bedrooms, shower room and separate WC.

## Cloakroom/WC

Low level WC, vanity unit with sink and mirror, chrome heated towel rail and half tiled walls.

## Lounge

A spacious lounge with the benefit of double opening French doors to Juliette balcony. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Door to large storage cupboard. Partially glazed door leads to the kitchen.

## Kitchen

Stylish fitted kitchen with a range of modern cream gloss low

and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and splashback. UPVC double glazed window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom One

Double bedroom with window enjoying views of Ilkley Moor. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.

## Bedroom Two

Generous second bedroom which could also be used for dining or a study. Ceiling light, fitted carpets and raised electric power sockets.

## Shower Room

Majority tiled and fitted with modern suite comprising of a walk-in shower, low level WC, vanity unit with sink and mirror above, heater and emergency pull cord for assistance. Chrome heated towel rail.

## Car Parking

Car parking space number 41 is included in the sale of the property.

## 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.

Service charge: £12,775.62 per annum (for financial year ending 30/06/26).

## Leasehold Information

Lease: 999 years from 1st June 2017

Ground rent: £510

Ground rent review: 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

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

