Harrison Robinson

Estate Agents

Flat 5, St Johns Queens Road, Ilkley, LS29 9QL

Guide Price £310,000

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GROUND FLOOR

Communal Entrance Hall
Stone steps lead to a part glazed, timber entrance door giving access to a communal entrance landing. A short, carpeted staircase with glass balustrading leads to the private entrance door of apartment 5.

Private Entrance Hall
A timber door opens into the private reception hall, where doors lead into the principal rooms. Space for an item of furniture, coats and shoes.

Living Dining Kitchen
19'4" x 16'8" (5.9 x 5.1)
A generously proportioned, living dining kitchen with a stunning fireplace with delightful inscription creating a focal point to the room. A brand new, yellow Everhot electric stove on a slate hearth is a fantastic addition to this room. Two, large windows afford superb, long distance views and allow natural light in addition to a beautiful, stained glass mullion window to the side of the property. Solid wood flooring, downlighting. A well presented kitchen area with wall and base units with complementary worksurfaces and under cabinet lighting. Integral appliances include fridge, freezer, electric oven, brand new washing machine, coffee machine, microwave and four ring hob. Inset stainless steel sink with chrome mixer tap. This is a delightful, sociable room, ideal for entertaining friends and family.

Bedroom One
13'1" x 11'1" (4.0 x 3.4)
A lovely double bedroom to the rear of the property with mullion windows affording fantastic, long distance views across the valley. High ceilings add to the feeling of space. Carpeted flooring, fitted wardrobes, door into a well presented, en suite shower room. A timber door leads out to a small balcony area to the rear, ideal for flowering pots and to enjoy the lovely views.

En Suite Shower Room
With low-level W.C. with concealed cistern, wall hung handbasin with chrome mixer tap and shower cubicle with thermostatic shower, glazed screen and metro tiling. Backlit wall mirror, downlighting, extractor, chrome, ladder style, heated towel rail, grey, tiled flooring.

Balcony
A charming, small balcony with railings off the bedroom, overlooking the smartly maintained communal gardens, ideal for flowering pots.

Bedroom Two
13'5" x 8'6" (4.1 x 2.6)
A good sized double bedroom or second reception room with carpeted flooring, double glazed window with plantation shutters and tall, fitted wardrobes. An electric stove sat on a slate hearth is a fantastic, focal feature to this room.

Bathroom
A four-piece house bathroom with low-level W.C., glass, circular handbasin with chrome mixer tap and tiled bath with central, wall mounted, mixer tap. Corner shower cubicle with thermostatic, drench shower, curved, glazed screen and large, neutral wall tiling. Mullion windows, wood effect, vinyl flooring. Cupboard housing the electric boiler. Downlighting, extractor, chrome, ladder style, heated towel rail.

OUTSIDE

Communal Garden
St Johns Apartments stands within beautifully presented and principally lawned, communal gardens with mature shrubs and trees.

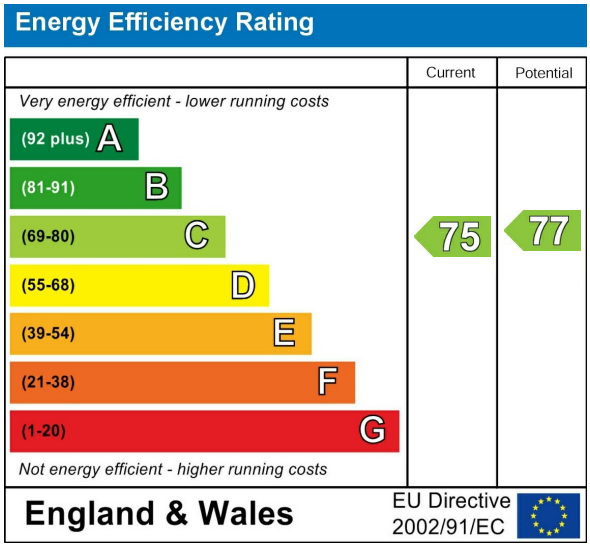
Allocated Parking
The apartment benefits from one allocated parking space and there is also visitor parking available.

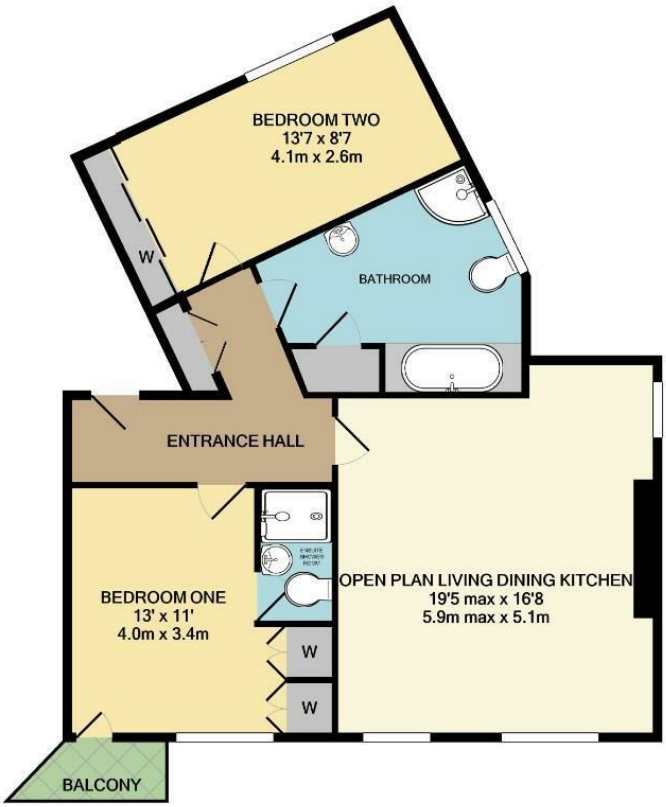
TENURE
We are advised by our vendor that the property is leasehold with the remainder of the 250 year lease from 1st July 2007.
The service charge is £197.50 per month to include:
buildings insurance, internal/external lighting, cleaning of communal areas (twice a month), driveway repair and maintenance, video intercom servicing, window cleaning (once a month), decoration and upkeep of communal areas in building, gardening, including tidying of patio, paths and driveway (once a fortnight).
The annual ground rent of £250 is paid until August 2026.
Pets are allowed.

UTILITIES AND SERVICES
The property benefits from mains electricity and drainage.
There is Ultrafast Fibre Broadband 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***
- Very Well Presented Two Double Bedroom Upper Ground Floor Apartment
- Delightful Open Plan Living Dining Kitchen With Integrated Appliances
- Fabulous Long Distance Views
- En Suite Shower Room And Four-Piece Bathroom
- Well Maintained Communal Grounds
- Allocated Parking With Gated Entrance
- Walking Distance To Central Ilkley And Train Station
- Pets Allowed
- Council Tax Band B





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TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 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

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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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