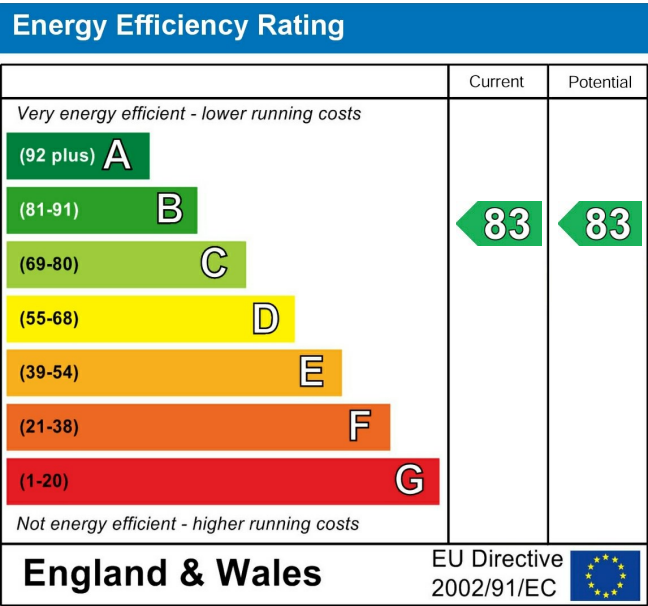
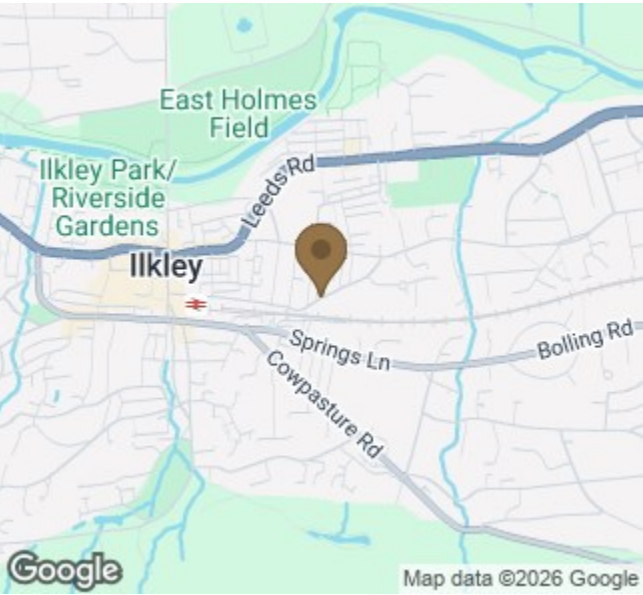
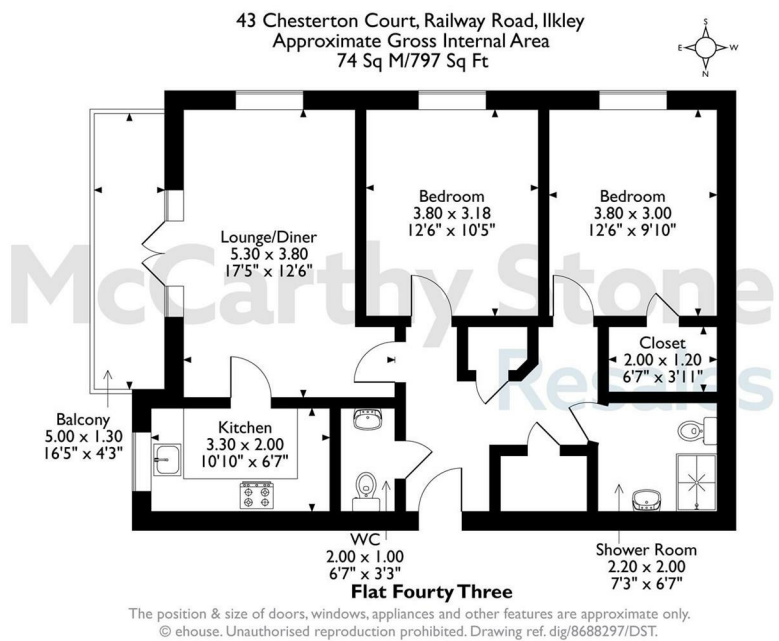




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Registered in England and Wales No. 10716544



## 43 Chesterton Court

Railway Road, Ilkley, LS29 8UW



Council Tax Band: D

Looking for the perfect retirement property?  
If you like the idea of living in a close-knit community, with support on hand should you need it, then 43 Chesterton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £360,000  
Leasehold

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### Why you'll love living here:

- Two bedroom apartment with walk out balcony
- Great views to the Cow n Calf
- Estate Manager + 24 hour staffing
- Service charge includes 1 hour of domestic assistance a week
- On-site Bistro restaurant
- Centrally placed to the railway station, Hospital and town centre
- Flexible care packages are available
- Communal Lounge where social events take place
- Part exchange scheme available
- Call McCarthy Stone Resales 0345 556 4104

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent

# 43 Chesterton Court, Ilkley

2 | 2 | Asking price £360,000

### 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 easy retirement living with staff on-site 24 hours a day, domestic and support services available when needed, and a bistro-style restaurant serving daily lunches.

Service charges cover external maintenance, gardening, window cleaning, buildings insurance, water rates, security, and energy costs for the laundry, homeowners' lounge and communal areas.

Widely regarded as one of the best apartment in the development due to its size and aspect, this spacious home features generous bedrooms, a large living area with private balcony, and high-quality kitchen and shower rooms, all designed for comfort, security and independent living.

### Local area

Chesterton Court is ideally located in the sought-after spa town of Ilkley, offering the best of both worlds with a historic town centre and easy access to the Yorkshire Dales.

Set on the south bank of the River Wharfe, Ilkley is known for its Victorian character, local boutiques, galleries and museums, making it an excellent place to enjoy an active and peaceful retirement.

The development is also conveniently positioned around 350 yards from Ilkley Railway Station, within a third of a mile of Tesco Superstore and the town centre, within a quarter of a mile of Ilkley Moor Medical Practice and Coronation Hospital, with bus stops directly outside.

### Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to the Cloaks/WC, and also a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

### Cloaks/WC

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

### Lounge

A spacious lounge with the benefit of French doors leading onto a large balcony overlooking gardens toward the Cow n Calf. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto 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. 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 can be used for dining or a study with the window again enjoying views. Ceiling light, fitted carpets and raised electric power sockets.

### Wet Room

Fully 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

A much sought after car parking space 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 annual service charge is £13,481.64 for the financial year ending 30/06/2027.

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

### Leasehold Information

Lease: 999 years from 2017  
Ground rent: £525 per annum  
Ground rent review: Jun 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.

