



9 Emmandjay Court, Valley Drive | | Ilkley | LS29 8PF

£250,000

**TW** **TRANMER  
WHITE**  
Trusted Estate Agents



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Ilkley | LS29 8PF  
£250,000

A very smart lower ground floor apartment situated in the highly regarded retirement development at Emmandjay Court. The setting offers the flexibility of completely independent living but equally the opportunity to add in further care or meals if required. The accommodation is in immaculate order and offers a private entrance hall with a useful store cupboard off, an open plan living/dining/kitchen space with French doors leading out onto a paved patio area, two bedrooms, the large double bedroom has a wet room en-suite shower and there is also a separate bathroom. There is car parking for the residents and visitors and use of the communal grounds and courtyard.

- Two bedrooms
- Restaurant facilities
- Close to the Ben Rhydding station
- No Chain
- Smartly presented retirement living
- French doors leading to a paved garden area
- 24 hour care line and carers on site 24 hours

#### GROUND FLOOR

##### Reception

With a lift and staircase option to the lower ground floor.

#### LOWER GROUND FLOOR

##### Entrance Hall

With useful shelved storage cupboard off, also housing the water tank.

##### Kitchen

8'7" x 7'10" (2.62m x 2.39m)

A range of modern wall and base units with coordinating work tops, stainless steel sink and drainer. Integral appliances including an electric oven, hob and extractor hood, washing machine, fridge, freezer and dishwasher. Spotlights and coving to the ceiling.

##### Sitting Room

20'2" max x 12'4" (6.15m max x 3.76m)

A window to the side elevation and French doors leading to a paved seating area outside.





A smart two  
bedroomed  
apartment with  
direct access onto  
an outside seating  
area.



### Bedroom One

16'0 x 8'9 (4.88m x 2.67m)

With a range of quality fitted furniture to include two double wardrobes, over bed cabinets, bedside cabinets and drawers. A window to the side elevation.

### Ensuite Wet Room

7'4 x 6'11 (2.24m x 2.11m)

A large walk in shower, concealed unit WC, pedestal wash basin and tiled walls. Non slip floor covering, shaver point and spotlights.

### Bedroom Two

15'6 x 7'8 (4.72m x 2.34m)

With a window to the side elevation.

### Bathroom

7'5 x 5'6 (2.26m x 1.68m)

A white three piece suite comprising a bath, half pedestal wash basin, concealed unit WC and tiling to the wall areas. Non slip flooring, shaver point and spotlights to the ceiling.

### Parking

There is a car park situated at the front of the development

### Communal Gardens

### Service charges

We are advised that the current services charges are £\*\*\*\*\* per calendar month. These charges include buildings insurance, window cleaning, water, heating, lighting, cleaning and maintenance of the communal area, maintenance of the gardens, car park, security door entry system, external lighting, emergency call system and a morning check in call. There is also a varied social program.

### Tenure

There is a 125 year lease which commenced in January 2012. The current annual ground rent is £497.15 and is reviewed every 5 years.

### Contingency Fund Contribution

A contribution to the Contingency Fund is payable on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs lifts, etc. The contribution is 1 % of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.

### 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.

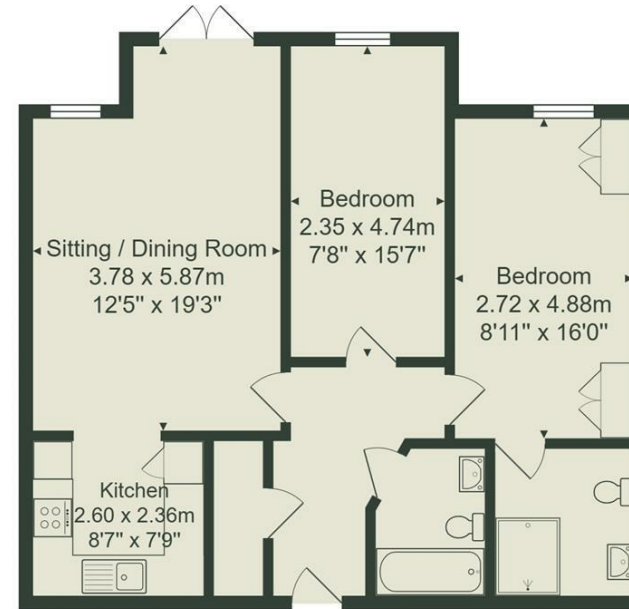
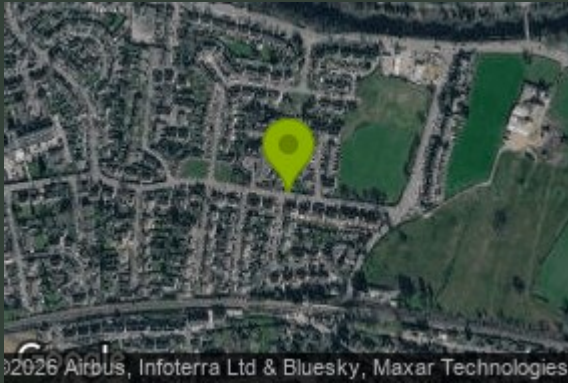
### Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.

### 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.





Total Area: 72.1 m<sup>2</sup> ... 776 ft<sup>2</sup>

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 |  |                         |                                                                                       |
| (92 plus) A                                 |  |                         |                                                                                       |
| (81-91) B                                   |  |                         |                                                                                       |
| (69-80) C                                   |  | 79                      | 80                                                                                    |
| (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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