



Nelson Court | Ilkley | LS29 8AX

Asking price £152,500

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10 Nelson Court |  
Ilkley | LS29 8AX  
Asking price £152,500

Located on the first floor of a small, purpose built development positioned close to the heart of Ilkley town centre, this inviting two bedroomed apartment benefits from off-street parking and some excellent long distance views.

- Central Location
- Off-Street Parking
- Two Bedrooms
- Westerly Aspect

With gas central heating, the accommodation comprises:

#### Ground Floor

##### Communal Entrance

With stairs leading to the first floor.

#### First Floor

##### Living Area

17'6 x 11'1 (5.33m x 3.38m)

An inviting living area with a laminate wood floor as well as a dual aspect that offers a pleasant outlook over the communal gardens.

##### Kitchen

10'8 x 5'5 (3.25m x 1.65m)

Adjoining the living area and comprising a range of base and wall units with coordinating work surfaces. Appliances include an oven, four ring gas hob with hood over plumbing for a washing machine and a fridge/freezer.

##### Bedroom

11'4 x 8'9 (3.45m x 2.67m)

a Double bedroom featuring a recessed wardrobe and an outlook towards Askwith.

##### Bedroom

8'6 x 6'0 (2.59m x 1.83m)

A single bedroom, again providing a far reaching view.



Nelson Court residents benefit from access to a sizeable car park as well as principally lawned communal gardens.



## Bathroom

6'2 x 5'6 (1.88m x 1.68m)

Comprising a bath with shower attachment plus glass screen, hand wash basin, w.c and a heated towel rail.

## Outside

### Parking

The property includes an allocated off-street parking space.

### Communal Gardens

Nelson Court stands within principally lawned communal gardens.

### Tenure

The property is held on a 189 year lease dated from 1st January 1982 and has a peppercorn ground rent.

### Service Charge

The current service charge amounts to £35.00 per month. This contributes towards maintenance of the communal area, the building and the buildings insurance. The development is managed by the Nelson Court Management Association.

### 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.

### Mobile Signal/Coverage

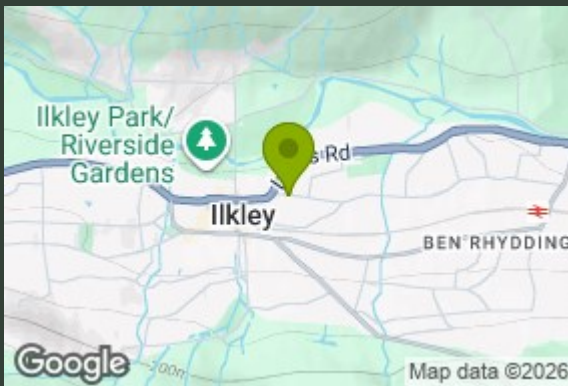
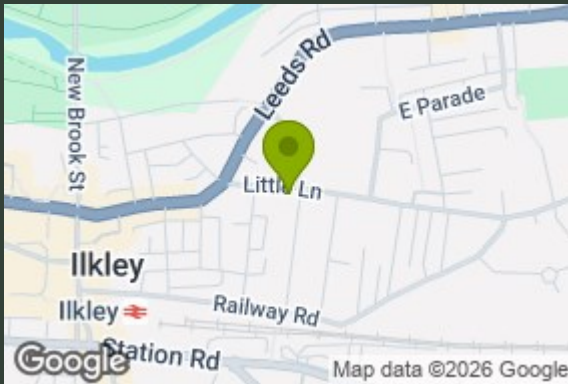
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Offer Acceptance & AML Regulations

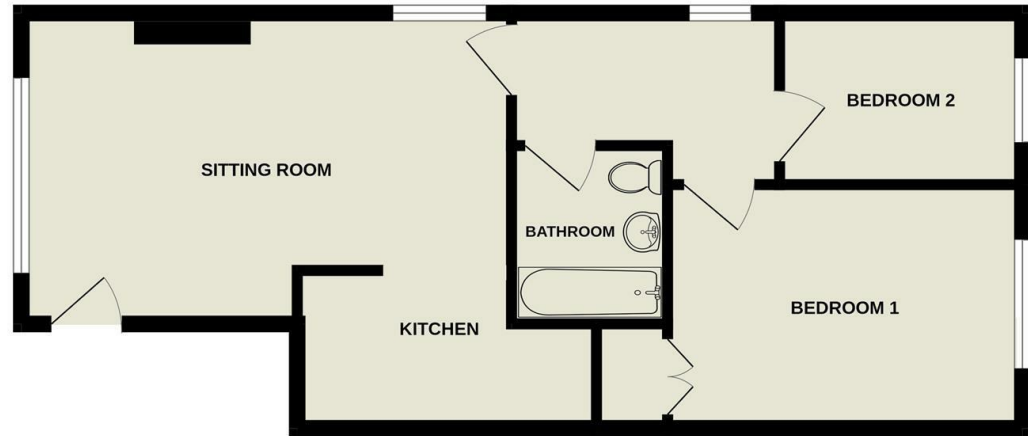
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification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

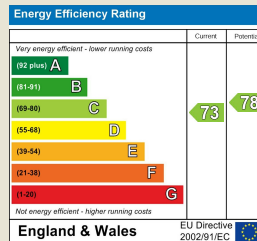


**10 NELSON COURT**  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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