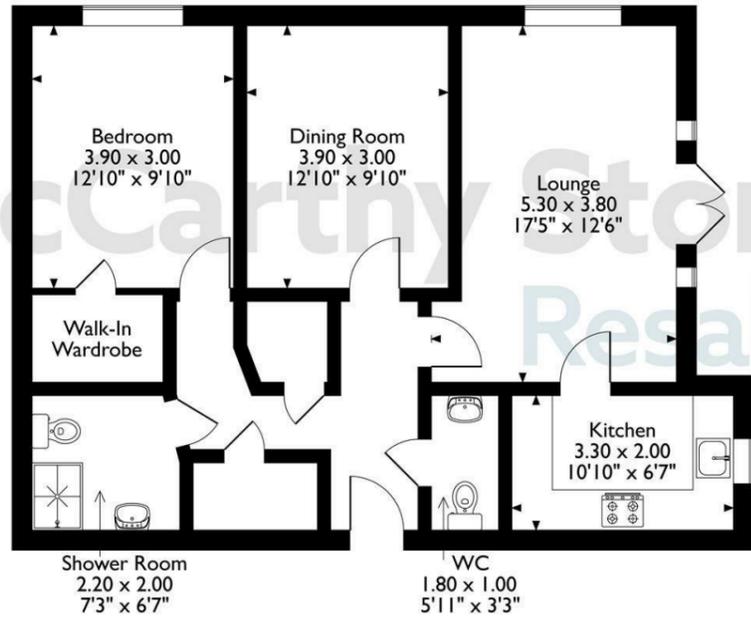
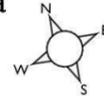
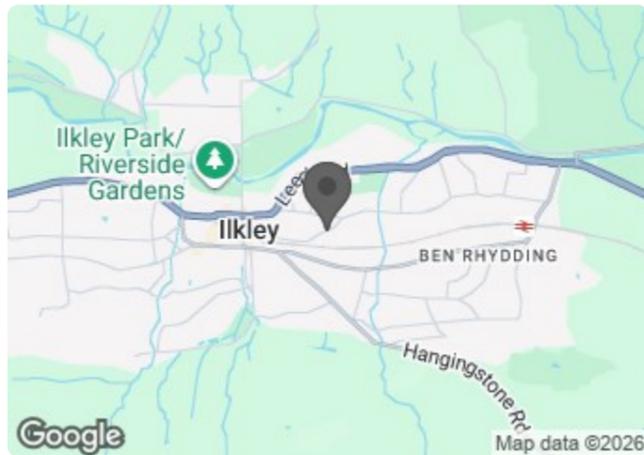


2 Chesterton Court, Railway Road, Ilkley  
Approximate Gross Internal Area  
74 Sq M/797 Sq Ft



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		

**2 Chesterton Court**

Railway Road, Ilkley, LS29 8UW



**Asking price £399,950 Leasehold**

NO ONWARD CHAIN & VACANT POSSESSION. A RARELY AVAILABLE TWO BEDROOM GROUND FLOOR APARTMENT with a SOUTH FACING PRIVATE PATIO enjoying views over the landscaped communal gardens, set within an exclusive MCCARTHY STONE OVER 70s RETIREMENT LIVING PLUS DEVELOPMENT. Ideally positioned close to ILKLEY RAIL STATION, TOWN CENTRE SHOPS and AMENITIES, with the beautiful YORKSHIRE DALES close by.

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

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# Railway Road, Ilkley

## 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 comfortable and secure Retirement Living Plus with staff on site 24 hours a day for added peace of mind. A range of domestic and support services are available, together with a bistro-style restaurant serving daily meals, making day-to-day living easier.

The service charge covers external maintenance, gardening, window cleaning, buildings insurance, water rates, security systems and communal energy costs, helping to provide a low-maintenance lifestyle.

The apartment offers generously sized bedrooms, a spacious living area and a quality fitted kitchen and shower room, complemented by double glazing, panel heating and tasteful décor throughout.

## Local Area

Located in the highly desirable spa town of Ilkley, the development enjoys easy access to a wide range of shops, cafés, restaurants and leisure facilities within the historic Victorian town centre, together with the beautiful surroundings of the Yorkshire Dales. Situated on the south bank of the River Wharfe, Ilkley provides an ideal setting for a peaceful and active retirement.

Rich in heritage and well known for its Victorian architecture,

independent boutiques, galleries and local attractions, Ilkley offers something to enjoy throughout the year.

The development is conveniently positioned approximately 350 yards from Ilkley Railway Station and within easy reach of the town centre, Tesco Superstore, Ilkley Moor Medical Practice and Coronation Hospital. Bus stops are also located directly outside the development, providing excellent transport links.

## Entrance hallway

Front door with spy hole opens into a spacious entrance hall, incorporating a 24-hour Tunstall emergency response pull cord system and an integrated key-operated security alarm within the entry phone panel. The hall benefits from two walk-in storage/airing cupboards, illuminated light switches, a smoke detector and a secure door entry intercom system. One of the cupboards houses the boiler and Megaflo hot water cylinder, effectively providing additional airing cupboard space. Doors lead to the living room, both bedrooms and the bathroom.

## Cloaks/WC

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

## Lounge

A spacious lounge benefiting from UPVC double-glazed French doors, fitted with lift-lever multi-point locking for enhanced security, leading onto a large private patio area overlooking the gardens. The room offers ample space for dining and features TV and telephone points, two ceiling light fittings, fitted carpets and raised electric power sockets. A partially glazed door leads through to the kitchen.

## Patio

Spacious private patio area enjoying views over the landscaped gardens. The orientation of the patio ensures it is largely not overlooked, offering a good degree of privacy.

## Kitchen

Tiled and 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, microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

# 2 bed | £399,950

## Bedroom One

Double bedroom with a window enjoying views overlooking the gardens. The room features a ceiling light, TV and telephone point, fitted carpets and raised electric power sockets. A door leads to a walk-in wardrobe fitted with shelving and hanging rails. An emergency pull cord is also provided for assistance.

## Bedroom Two/Dining Room

Generous second bedroom which can be used for dining or a study with a window with views towards gardens. Ceiling light, fitted carpets and raised electric power sockets.

## Shower room

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

## Car parking

There is also a parking space available to purchase separately from the apartment, at an additional cost of £7,000.

## Service Charge

- 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 £12,775.62 for the financial year ending 30/06/2026.

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 1st June 2017

Ground rent: £435 per annum

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

- Superfast broadband available
- Mains water and electricity connected
- Electric room heating
- Mains drainage

The apartment also benefits from convenient access via the south-east side entrance to the building, which provides an easier and more private entry compared to the main communal entrance.

