Railway Road | Ilkley | LS29 8UW

Asking price £160,000

TRANMER WHITE
Trusted Estate Agents

9 Chesterton Court

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Ilkley | LS29 8UW
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This former show apartment is appointed to a very high standard and provides spacious one double bedroomed accommodation, situated on the ground floor of this purpose-built over-70's development close to the heart of Ilkley town centre.

With allocated off-street parking, this attractive apartment is located within a few steps of the on-site bistro restaurant and resident's lounge. Chesterton Court benefits from an Estate Manager and 24 hour staffing.

- Former Show Apartment
- Parking Space Included
- Subsidised & Licensed On-Site Bistro Restaurant
- Communal Lounge With Social Events
- Ground Floor Position Close to Facilities
- Energy Efficient
- Estate Manager & 24 Hour Staffing
- Twin Guest Suite For Visitors

With electric heating, the accommodation comprises:

Ground Floor

Communal Entrance
A secure communal entrance with an inter-comm system linking to the apartment.

Private Entrance Hall
10'0 x 5'9 (3.05m x 1.75m)
A welcoming private entranc ehall including a useful store cupboard.

Sitting Room/Dining Area
27'1 x 11'2 (8.26m x 3.40m)
A sizeable reception room featuring a contemporary electric fire, wall mounted T.V and a glazed door that leads out to a paved seating area.

Built in 2018, Chesterton Court boasts an excellent range of resident's facilities. Being located on the ground floor, this apartment is within just a few steps of them.

Kitchen
8'6 x 8'1 (2.59m x 2.46m)
Highly-appointed and comprising a good range of base and wall units with coordinating work surfaces and concealed lightin. Integrated appliances include an oven, microwave, four ring ceramic hob with hood over and a fridge/freezer. Window to the front elevation.

Bedroom
20'8 x 9'6 (6.30m x 2.90m)
An ample double bedroom including a walk-in wardrobe with motion-sensitive lighting, wall-mounted T.V and a window to the front elevation.

Wetroom
7'4 x 7'0 (2.24m x 2.13m)
Comprising a walk-in rainfall shower, hand wash basin within vanity unit, w.c and a heated towel rail.

Outside

Parking
The apartment includes an allocated parking space.

Facilities
Chesterton Court has on-site staff 24 hours a day providing a range of domestic and support services. Residents enjoy access to a bisto style restaurant which serves hot and cold lunches every day.

Tenure
The property is held on a 999 year lease dated from 1st June 2017.

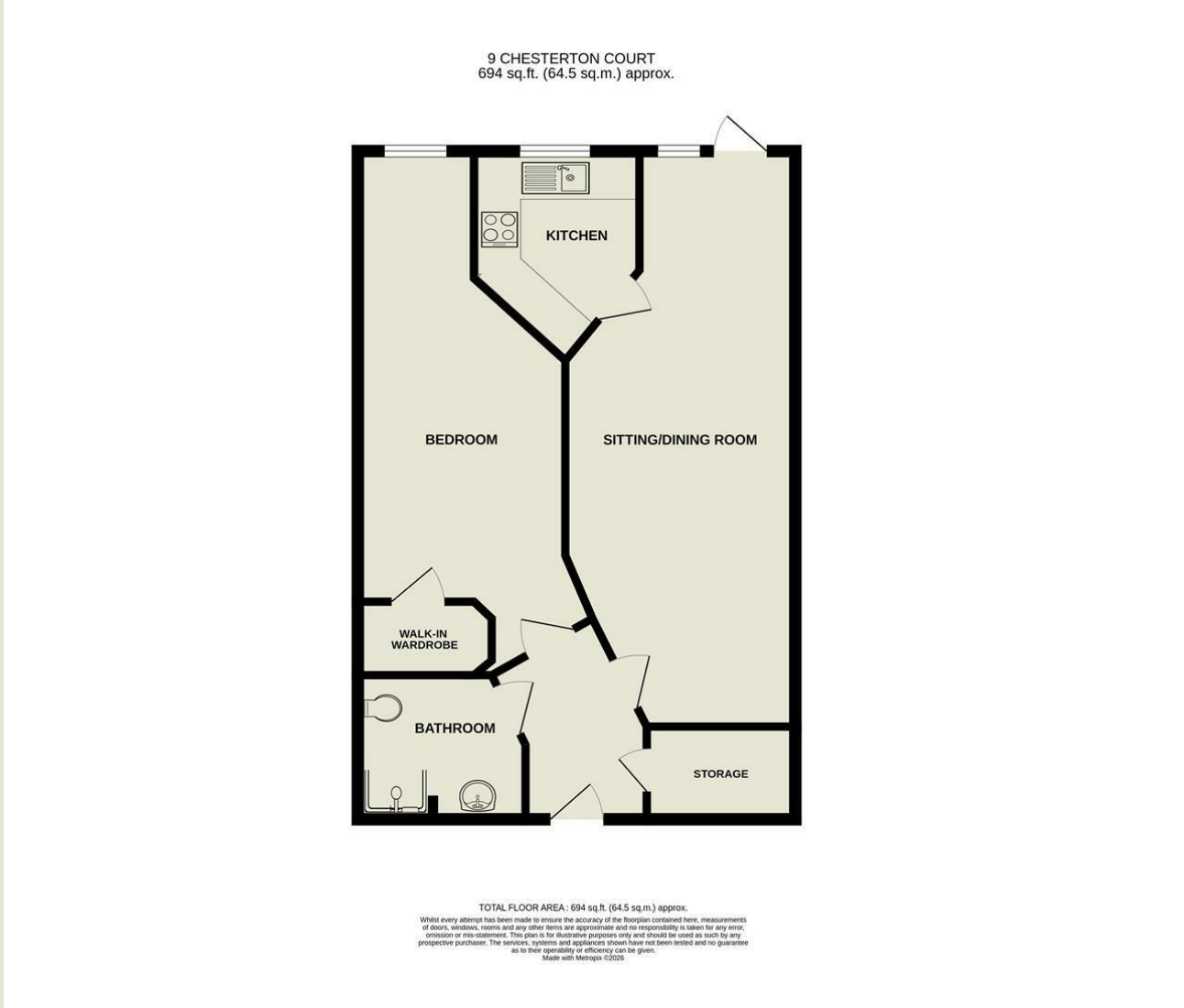
Service Charge
The current service charge amounts to £9724.20 per annum. The service charge covers:

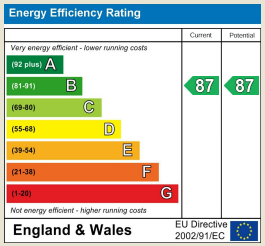
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.





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