Harrison Robinson

Estate Agents



5 Chesterton Court Railway Road, Ilkley, LS29 8UW

Offers In The Region Of £190,000

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GROUND FLOOR

Commnal Entrance
The apartment, situated on the ground floor of Chesterton Court, is accessed via a smart, communal entrance with carpeted flooring, neutral décor and handrail. Lift access to upper floors.

Private Entrance Hall
A smart, solid wooden door opens into a welcoming hallway with carpeted flooring, wall mounted heater, useful storage cupboard, downlighting and doors leading into the principal rooms.

Lounge Dining Room
26'10" x 11'1" (8.2 x 3.4)
An oak door with glazed panels opens into a large, bright and airy sitting room. Carpeted flooring, wall mounted cupboard, electric wall heater and TV point. UPVC, double glazed door with side window opening onto a paved, patio area in the communal grounds. Ample room for a dining table. An oak door with glazed panels opens into:

Kitchen
9'10" x 8'2" (3.0 x 2.5)
Fitted with a range of cream, high gloss, wall and base units and drawers with stainless steel handles and contrasting grey worksurfaces and upstands. High quality integral appliances include a fridge freezer, electric oven, induction hob with glass splashback and stainless steel extractor hood over. A stainless steel sink and drainer with chrome, mixer tap sits beneath a double glazed window. Large, neutral, floor tiling, low level spotlights to base units and undercabinet lighting. Extractor, ceiling light.

Bedroom
20'8" x 9'6" (6.3 x 2.9)
A great sized, double bedroom with a large, walk-in wardrobe providing generous storage with drawer unit, shelving and plenty of hanging space. Carpeted flooring, wall mounted heater. Ample room for bedroom furniture., double glazed window.

WC Shower Room
A well-appointed shower room with large walk-in, wet room style shower with chrome, drench shower plus additional, adjustable shower attachment. A handbasin with chrome, monobloc tap sits in a vanity cupboard affording plentiful storage with backlit mirror over. Low-level w/c with concealed cistern and chrome flush. Chrome, ladder style, heated, towel rail. Neutral, vinyl flooring and ceramic wall tiling.

OUTSIDE

Communal Gardens
This beautiful, ground floor apartment opens onto the delightful, manicured, communal grounds with paved seating areas and benches set on well-maintained areas of lawn.

NOTES

TENURE
We are advised by our vendor that the apartment is leasehold with the remainder of a 999 year lease from 2018.
The service charge is £9,724.20 per annum which is £810.35 per month. This includes 24/7 emergency assistance, maintenance and insurance of communal areas and a weekly slot for domestic cleaning / assistance.
The ground rent is TBC per annum. This fee is payable in two payments per year, each being 50%,, one in January and the other in June.

UTILITIES AND SERVICES
The property benefits from mains electricity and drainage.
There is Ultrafast Fibre Broadband available to the property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

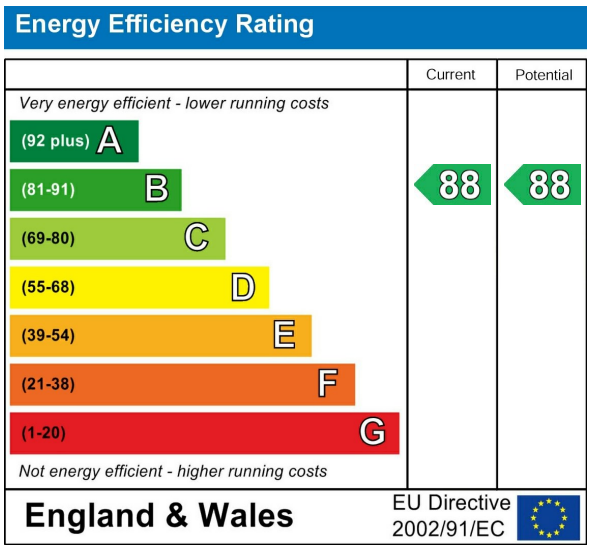






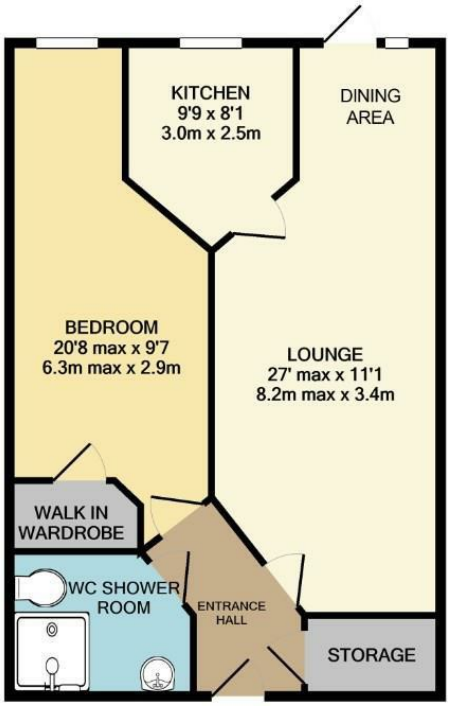


- Luxury Ground Floor Retirement Apartment
- Spacious Double Bedroom with Walk-in Wardrobe
- High Quality Fitted Kitchen
- Large Lounge with Patio Door To Communal Grounds
- Good Sized Wet Room Style Shower Room
- On Site Bistro Restaurant
- Flexible Care Package Available
- Close Walking Distance to Ilkley Centre
- No Onward Chain
- Council Tax Band C









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TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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