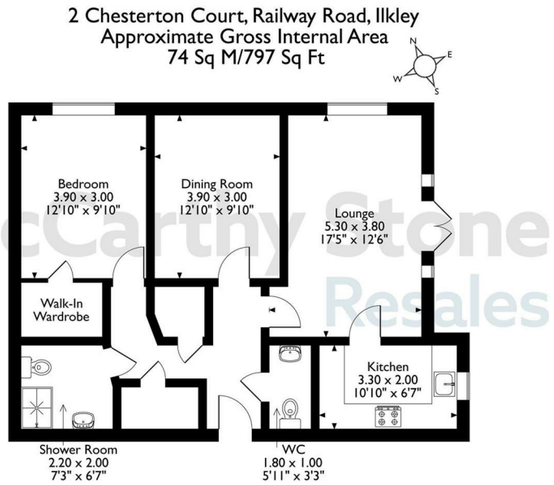
Excellent

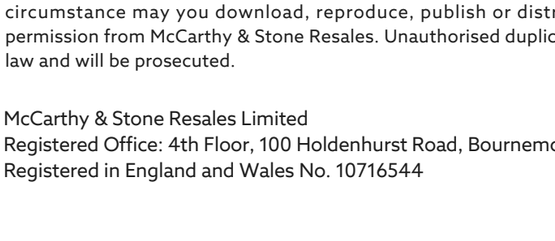
Trustpilot

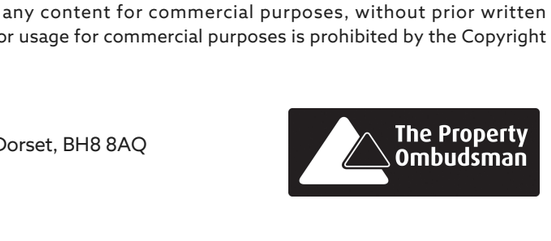
McCarthy & Stone
Resales.

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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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







2 Chesterton Court

Railway Road, Ilkley, LS29 8UW

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Chesterton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £380,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious two-bedroom ground-floor apartment
- Large private patio overlooking landscaped gardens
- Generous lounge with French doors opening onto patio
- Modern fitted kitchen with integrated appliances
- Main bedroom with walk-in wardrobe and garden views
- Versatile second bedroom ideal for guests or study
- Contemporary shower room with walk-in shower
- Two spacious walk-in storage cupboards
- Double glazing and electric heating throughout
- 24-hour emergency call system for peace of mind

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

2 Chesterton Court, Ilkley

2 | 2 | Asking price £380,000

Development Overview

Chesterton Court is a Retirement Living Plus development exclusively for the over 70s, ideally situated in the desirable spa town of Ilkley. Offering independent living with added peace of mind, the development benefits from 24-hour on-site staffing, a bistro-style restaurant, optional support services and welcoming communal facilities.

The service charge covers external maintenance, gardening, window cleaning, buildings insurance, water rates and communal running costs, providing a low-maintenance lifestyle.

Conveniently located approximately 350 yards from Ilkley Railway Station, the development is within easy reach of the town centre's shops, cafés, restaurants and healthcare facilities, with bus stops directly outside. Surrounded by the beautiful Yorkshire Dales countryside, Ilkley offers an attractive setting for a relaxed and enjoyable retirement.

Apartment Overview

This beautifully presented two-bedroom ground-floor apartment offers spacious and comfortable accommodation, complemented by a large private patio overlooking the landscaped communal gardens.

The generous living room provides ample space for both lounge and dining furniture, with French doors opening directly onto the private patio, which enjoys attractive garden views and a good degree of privacy. A separate modern fitted kitchen features cream gloss units, integrated appliances and a range of storage.

The spacious main bedroom benefits from garden views and a walk-in wardrobe, while the versatile second bedroom is ideal for guests, a dining room or home office. A contemporary fully tiled shower room features a walk-in shower, vanity unit and heated towel rail.

Additional benefits include a welcoming entrance hall with two walk-in storage cupboards, double glazing, electric heating, raised power sockets and a 24-hour emergency call system for added peace of mind.

Car parking

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

Care & Support

The personal care services available at Chesterton Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Social Lifestyle

The Communal Lounge is at the heart of the community at Chesterton Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Chesterton Court on a regular basis and always happy to welcome new clients.

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.

Service Charge

What your service charge pays for:

- 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

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 Estate Manager.

Service Charge: £13,481.64 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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.

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.













