





Chesterton Court Railway Road,Ilkley LS29 8UW

william h brown

welcome to

Chesterton Court Railway Road, Ilkley

Spacious and luxurious ground floor retirement apartment for the over 70s, ideally located within the prestigious Chesterton Court development in Ilkley. Featuring a generous lounge, modern kitchen and shower room, double bedroom , beautiful landscaped gardens and communal lounges.













Chesterton Court
Chesterton Court is an exclusive development of 58 beautifully appointed one and two-bedroom retirement apartments for the over 70s, ideally located in the picturesque spa town of Ilkley. Offering the perfect balance of independence, comfort and peace of mind. Residents enjoy the privacy and security of their own spacious apartment while benefiting from a welcoming community environment and access to a range of support services tailored to individual needs. A dedicated on-site manager and staff are available 24 hours a day, providing reassurance and assistance whenever required. To further enhance everyday living, one hour of domestic support is included each week, with additional personalised care services available if needed.

Each apartment has been carefully designed with practicality and comfort in mind, incorporating a range of intelligent features that make day-to-day life easier both now and in the future. Warm, energy-efficient and low maintenance, the homes combine elegant interiors with modern safety and security measures, helping residents to enjoy a relaxed and worry-free lifestyle. Parking is available on site, and pets are welcome, allowing homeowners to truly feel at home.

The development also benefits from a comprehensive range of facilities, including wheelchair access throughout, lifts to all floors, a 24/7 emergency call system, camera entry system, intruder alarm and fire detection systems. An Estates Manager oversees the day-to-day running of the development, while a convenient Car Club scheme offers additional flexibility for residents.

Held on a 999-year lease from 31st May 2017, Chesterton Court presents an exceptional opportunity to enjoy a secure, community-focused retirement lifestyle in one of West Yorkshire's most desirable locations, close to Ilkley's excellent amenities, independent shops, cafés and beautiful surrounding countryside.

Hallway
A welcoming entrance hallway providing access to all rooms within the apartment and benefiting from a useful storage cupboard, offering practical space for coats, shoes and household essentials.

Lounge
A spacious and well-proportioned lounge offering ample room for both living and dining furniture. Flooded with natural light from the glazed French doors, which provide an attractive outlook and direct access outside, the room creates a bright and welcoming space ideal for relaxing or entertaining guests.

Kitchen
A stylish and contemporary fitted kitchen, finished with a range of high-gloss wall and base units complemented by contrasting work surfaces. The kitchen is well-equipped with integrated appliances, including an oven, fridge freezer, hob and extractor hood, while the window provides plenty of natural light, creating a bright and pleasant space. Offering ample storage and preparation space, the kitchen has been thoughtfully designed for both practicality and ease of use.

Bedroom
A generously sized double bedroom offering ample space for a range of bedroom furniture and enjoying a bright, neutral décor. The room benefits from a large walk-in wardrobe, thoughtfully fitted with hanging rails, shelving and drawer storage, providing excellent practical storage solutions while helping to maximise the living space. The bedroom creates a comfortable and relaxing retreat, perfectly suited to modern retirement living.

Shower Room
A contemporary and well-appointed shower room, fitted with a modern suite comprising a walk-in shower area with grab rails, a concealed cistern WC and a wash hand basin set within a vanity unit providing useful storage. Finished with attractive tiling and benefiting from an illuminated mirrored cabinet and heated towel rail, the room offers both style and practicality, thoughtfully designed for comfortable and accessible living.

Externally
The apartment enjoys direct access to the beautifully maintained communal gardens, creating a wonderful extension of the living space and providing an attractive outlook throughout the year. Landscaped with colourful planting, manicured lawns and winding pathways, the grounds offer a peaceful setting for residents to relax and socialise. A spacious communal seating terrace with outdoor furniture is easily accessible, providing the perfect spot to enjoy the surrounding gardens and warmer weather. Apartment 5 is ideally positioned on the ground floor, benefitting from convenient access and a pleasant garden outlook within this highly regarded retirement development.

Communal Areas
Residents at Chesterton Court benefit from a range of beautifully presented communal facilities designed to enhance both comfort and social wellbeing. The welcoming homeowners' lounge provides an inviting space to relax, meet friends and neighbours, or take part in organised social activities and events. Tastefully furnished with comfortable seating, a library area and communal television, it offers a warm and friendly environment at the heart of the development.

The elegant communal restaurant offers meals in a bright and contemporary setting, creating a wonderful opportunity for residents to enjoy dining with friends and fellow homeowners. With attractive views over the landscaped gardens and direct access to the outdoor terrace, the communal areas are thoughtfully designed to encourage an active and sociable lifestyle while maintaining the comfort and convenience of independent living.

Agents Note
1, Please note that an AML fee is chargeable to the

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- **RETIREMENT LIVING FOR THE OVER 70'S**
- SPACIOUS & LUXURIOUS GROUND FLOOR APARTMENT
- DOUBLE BEDROOM WITH WALK IN WARDROBE
- MODERN KITCHEN & SHOWER ROOM
- BEAUTIFUL COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 9723.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107038

The Property Ombudsman

Property Ref:
YEA107038 - 0002

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