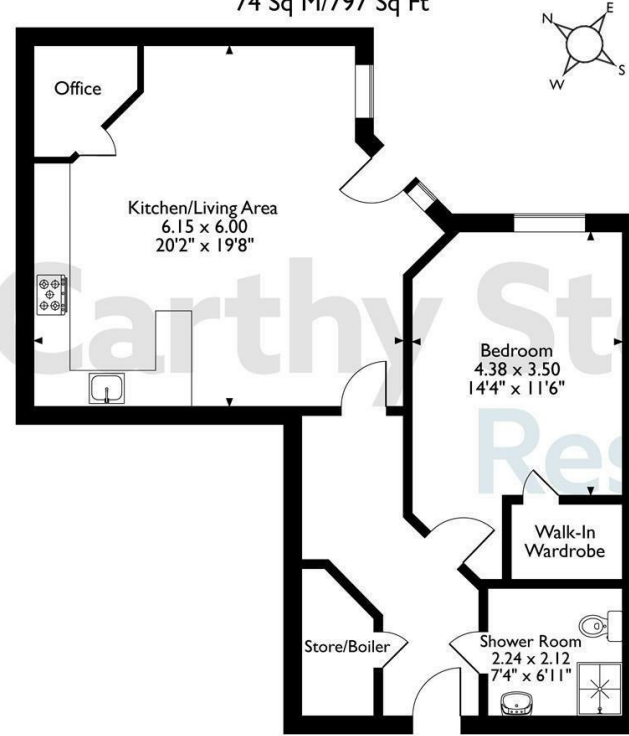


21 Chesterton Court, Railway Road, Ilkley  
Approximate Gross Internal Area  
74 Sq M/797 Sq Ft



First Floor

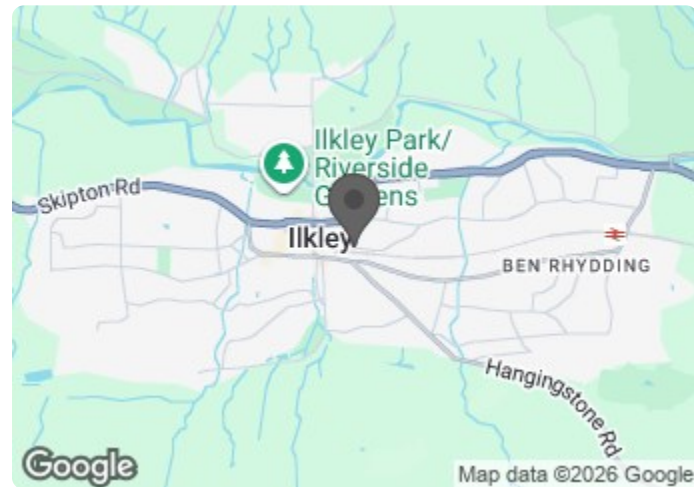
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8687120/DST.

**21 Chesterton Court**

Railway Road, Ilkley, LS29 8UW



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Asking price £239,950 Leasehold**

No onward chain. LARGER THAN AVERAGE one bedroom, south-east facing first floor retirement apartment for the over 70s, enjoying a sunny aspect and GARDEN VIEWS.

Ideally located close to Ilkley Railway Station, the hospital and town centre, with bus stops directly outside. Car parking space included.

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

# 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 thoughtfully designed apartments with staff on site 24 hours a day, creating a safe, comfortable and sociable environment. Domestic and support services are available when required, and the bistro-style restaurant serves hot and cold lunches daily, making life here both easy and enjoyable.

The service charge also helps take the worry out of home ownership, covering external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security, and the energy costs of the laundry room, homeowners' lounge and other communal areas.

Widely considered one of the finest apartments within this attractive development, this spacious home stands out for its excellent size with pleasant aspect overlooking the garden.. The apartment offers a generous bedroom, a large living room with Juliet balcony, and stylish, well-presented accommodation throughout. Further benefits include double glazing, panel heaters, fitted carpets, and a beautifully tiled bathroom.

Chesterton Court is an ideal setting for independent retirement living, combining comfort, convenience and peace of mind in a highly regarded Ilkley development.



## Local area

This attractive development is set in the sought-after spa town of Ilkley, offering easy access to both the historic town centre and the beautiful Yorkshire Dales. Situated on the south bank of the River Wharfe, Ilkley is an ideal place to enjoy a peaceful retirement.

Chesterton Court is conveniently located around 350 yards from Ilkley Railway Station, within a third of a mile of Tesco Superstore and the town centre, and within a quarter of a mile of Ilkley Moor Medical Practice and Coronation Hospital. Bus stops are also located directly outside the development.

## Hallway

Front door with spy hole opens into a large entrance hall, with doors leading to the lounge, bedroom and bathroom. The hallway also benefits from a walk-in storage and airing cupboard. Additional features include illuminated light switches, a smoke detector, a secure door entry system with intercom, and a 24-hour Tunstall emergency response pull cord.

## Lounge

A spacious lounge with the benefit of a South easterly facing Juliet balcony providing views over the landscaped gardens to Ilkley Moors' Cow & Calf rocks. A room off the lounge is currently fitted as an office and can also be used for storage. There is ample space for dining. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Open plan access to the kitchen area.

## Kitchen

Stylish 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. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom

Double bedroom with window enjoying sunny aspect overlooking the garden. Ceiling light, TV phone point, fitted carpets and raised electric power sockets. Door leading to a walk-in wardrobe housing shelving and hanging rails.



# 1 bed | £239,950

## Shower Room

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

## Car parking

A car parking space is included in the sale of the property.

## Service Charge (RLP)

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.

Annual Service Charge: £9,724.26 for financial year ending 30/06/26.

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.

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

