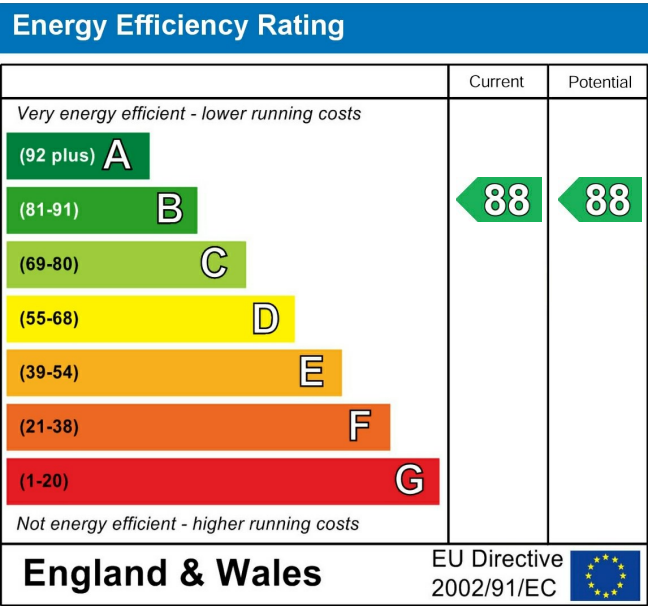
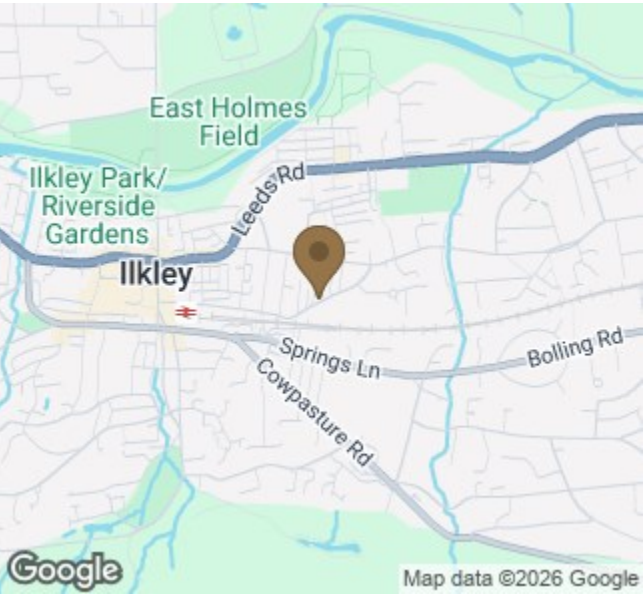
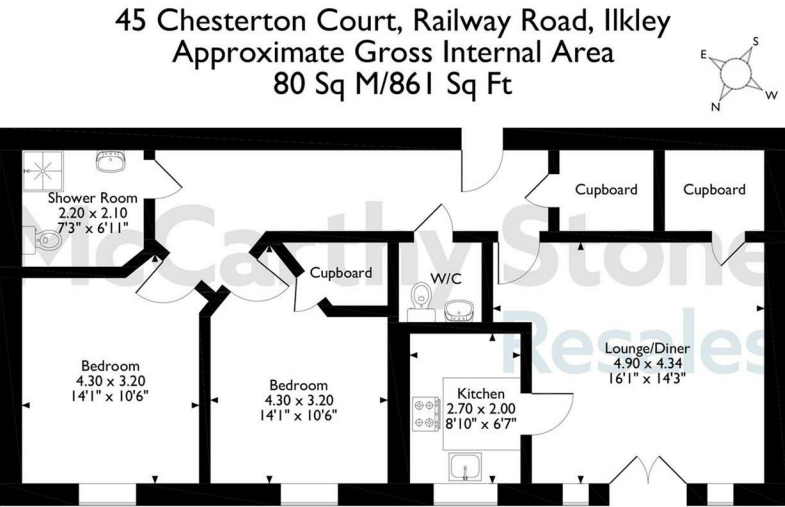




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Registered in England and Wales No. 10716544



45 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 45 Chesterton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £345,000
Leasehold

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

Why you'll love living here:

- Spacious two bedroom retirement apartment
- Second floor with lift access
- Allocated private parking space
- No onward chain
- Exclusive Retirement Living PLUS
- On-site care and support
- CQC-registered Estates Team
- Communal lounge and landscaped gardens
- On-site bistro and guest suite
- Central Ilkley location

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

45 Chesterton Court, Ilkley

Development Overview

Exclusively for the over 70s, Chesterton Court is a prestigious Retirement Living PLUS development offering independent living with the reassurance of an on-site Estates Team available 24 hours a day. A range of domestic and support services is also available and can be tailored to individual needs.

Residents can enjoy a welcoming homeowners' lounge and bistro-style restaurant serving hot and cold lunches, providing a convenient place to dine and socialise.

The service charge contributes towards the upkeep of the development, including external maintenance, landscaped gardens, window cleaning, buildings insurance, water rates, security and communal areas.

Chesterton Court is ideally situated in the popular spa town of Ilkley, close to shops, cafés, local amenities and the surrounding Yorkshire Dales. Ilkley Railway Station is approximately 350 yards away, while the town centre, Tesco Superstore, Ilkley Moor Medical Practice and Coronation Hospital are all within easy reach. Bus stops are also located directly outside the development.

Chesterton Court offers a secure, low-maintenance and sociable retirement lifestyle in a highly desirable location.

Apartment Overview

This spacious two-bedroom second-floor retirement apartment offers generous, well-planned accommodation with attractive views towards Ilkley Moor.

The bright lounge provides ample space for both sitting and dining and features double-opening French doors to a Juliette balcony. A separate fitted kitchen includes a range of modern cream gloss units together with integrated oven, ceramic hob, fridge and freezer.

The principal bedroom is a good-sized double with a walk-in wardrobe and views towards Ilkley Moor, while the second bedroom offers excellent flexibility as a guest room, study or additional dining space.

The apartment also benefits from a modern walk-in shower room, separate WC, excellent storage, raised electrical sockets, security door entry system and a 24-hour emergency response system.

Allocated parking space number 41 is included within the sale.

The Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Chesterton Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

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.

Additional Information & Services

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

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

 2 |  2 | Asking price £345,000

- 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 30/06/27).

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: £510

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.

