



Albany Walk | Ilkley | LS29 9LZ

Asking price £275,000

**TW** TRANMER  
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# Flat 1 Albany Court

Albany Walk |

Ilkley | LS29 9LZ

Asking price £275,000

An outstanding ground floor apartment including a garage, forming part of an exclusive, purpose built development located within a brief stroll of Ilkley town centre and train station.

- Ground Floor Apartment
- Garage
- Southerly Aspect
- Access To Communal Gardens
- Central Yet Secluded Location
- Two Bedrooms

With gas central heating, the accommodation comprises:

## Ground Floor

### Communal Entrance

### Private Entrance Hall

With a laminate wood floor and a useful cloaks cupboard. A glazed door leads to:

### Sitting Room

19'6 (max) x 14'6 (5.94m (max) x 4.42m)

A particularly generous sitting room featuring an electric fire with marble surround and hearth plus windows to two sides offering a pleasant outlook over the communal gardens.

### Breakfast Kitchen

11'5 x 10'9 (3.48m x 3.28m)

Comprising a good range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include an oven, four ring gas hob with hood over, space for fridge/freezer and plumbing for a washing machine. A store cupboard houses the boiler.

### Inner Hall

Including a further store cupboard.

### Bedroom

11'4 (max) x 10'8 (3.45m (max) x 3.25m)

An ample double bedroom including a recessed wardrobe and benefitting from an outlook over rooftops and towards Middleton. The bedroom also includes a cloakroom with hand wash basin and w.c.



With a Southerly aspect and enjoying access to mature communal gardens, the apartment comprises a private entrance hall, spacious sitting room, breakfast kitchen, double bedroom with cloakroom, single bedroom and a shower room.



### Bedroom

10'8 x 8'7 (3.25m x 2.62m)

Featuring a recessed wardrobe and a window to the rear elevation.

### Shower Room

Well appointed and comprising a walk-in shower with sliding glass doors, hand wash basin within vanity unit, w.c and a heated towel rail.

### Outside

### Garage

17'5 x 8'2 (5.31m x 2.49m)

Accessed via an up and over door and with light and power.

### Communal Gardens

Albany Court stands within well-maintained communal gardens, enclosed by a stone wall.

### Tenure

The property is held on a 999 year lease dated from 1st July 1982.

### Service Charge

We are informed the current service charge amounts to £600.00 per annum.

### Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

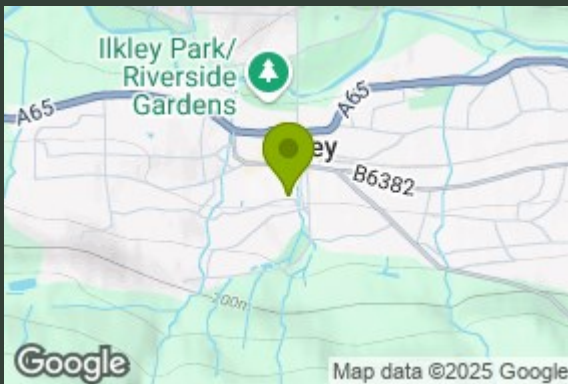
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

### Mobile Signal/Coverage

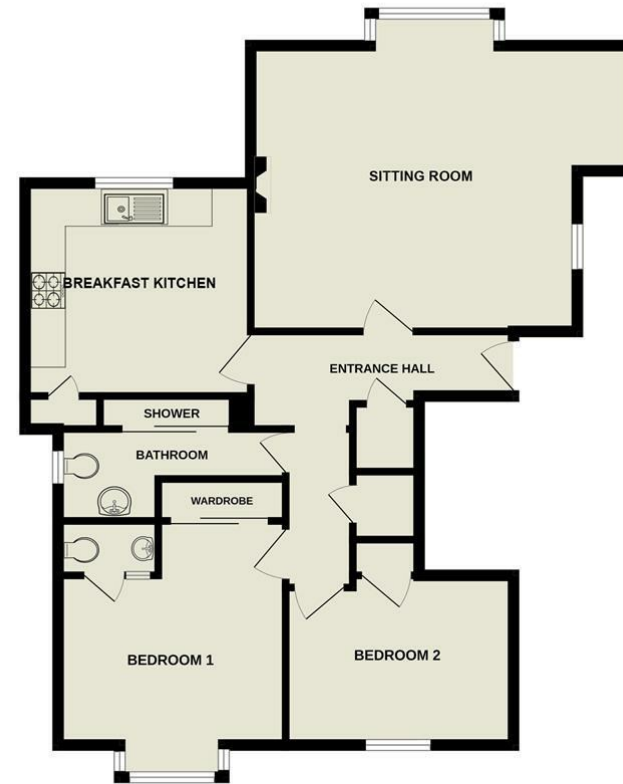
The mobile signal/coverage in this area can be verified via the following link:  
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### Ilkley

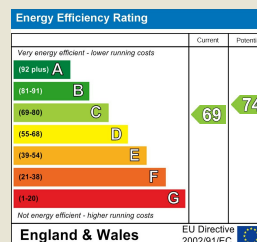
Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.



1 ALBANY COURT  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA - 814 sq.ft. (75.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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