

The Grove | Ilkley | LS29 9NQ

Asking price £310,000

TRANMER WHITE
Trusted Estate Agents

15 The Spa

The Grove |
Ilkley | LS29 9NQ
Asking price £310,000

An impressive two bedroomed/two bathroom third floor apartment enjoying a beautiful outlook over The Grove, featuring a private balcony and a secure allocated off-street parking space.

Forming part of a highly regarded purpose-built development with lift access, this inviting home is conveniently placed within easy reach of Ilkley's various amenities.

- Private Balcony
- Beautiful Outlook
- Secure Allocated Parking Space
- Lift Access

With gas central heating, the accommodation comprises:

Ground Floor

Communal Entrance
With lift and stair access to the upper and lower floors.

Third Floor

Private Entrance Hall
9'3 x 8'10 (2.82m x 2.69m)
Including recessed cloaks cupboard, store cupboard housing the water cylinder and plumbing for a washing machine. A glazed door leads to:

Kitchen
8'9 x 7'10 (2.67m x 2.39m)
Comprising a good range of base and wall units with coordinating granite work surfaces and concealed lighting. Integrated appliances include an oven, microwave, four ring ceramic hob with hood over, fridge, freezer dishwasher and a wine cooler.

Sitting Room
19'5 x 11'0 (5.92m x 3.35m)
A spacious sitting room with an abundance of natural light via French doors leading to the balcony and a window to the side elevation offering an outlook towards Ilkley Moor. Ample space for a dining table and chairs.







The Spa is a highly sought after development positioned at the very heart of Ilkley town centre.











Bedroom
14'4 x 11'3 (4.37m x 3.43m)
Featuring an extensive range of fitted wardrobes, drawers and bedside cabinets.

En Suite
7'11 x 5'8 (2.41m x 1.73m)
Including a bath with shower attachment plus glass screen, hand wash basin, w.c and a bidet.

Bedroom
8'8 x 6'9 (2.64m x 2.06m)
With a window to the front elevation.

Shower Room
8'9 x 4'0 (2.67m x 1.22m)
Comprising a walk-in shower with sliding glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.

Outside

Parking
The apartment includes a secure, allocated parking space.

Tenure
We are informed the property is held on a 999 year lease dated from 1st January 1992.

Service Charge
We are informed the current service charge amounts to £2355.00 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.

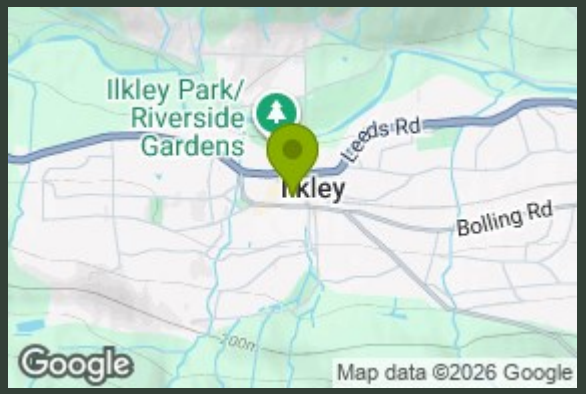
Mobile Signal/Coverage
The mobile signal/coverage in this area can be verified via the following link: https://checker.ofcom.org.uk/en-gb/mobile-coverage

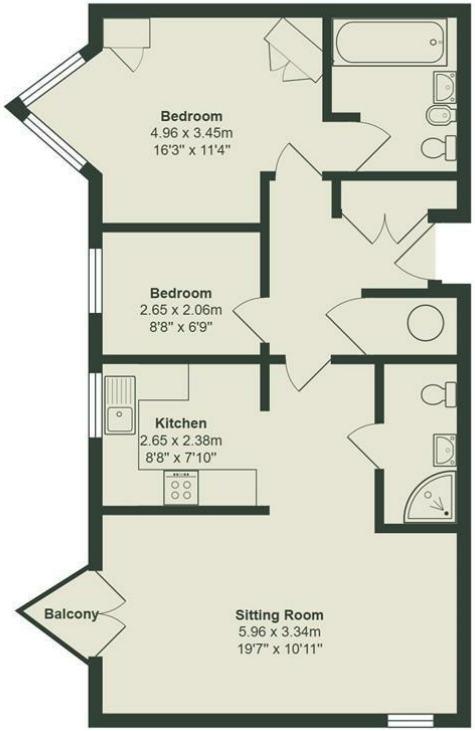
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed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

Buyers Identification Check
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.
Please note that the property will not be marked as “sold subject to contract” until appropriate identification has been provided and all AML checks have been fully completed.

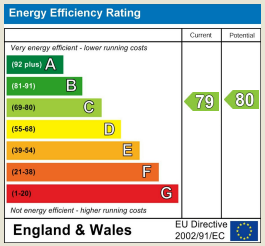








Total Area: 70.4 m² ... 758 ft² (excluding balcony)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
https://www.tranmerwhite.co.uk/