



Emmandjay Court | Ben Rhydding | Ilkley | LS29 8PF

Asking price £275,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

26 Emmandjay Court

Emmandjay Court | Ben Rhydding

Ilkley | LS29 8PF

Asking price £275,000

A very well-presented two bedroomed/two bathroom ground floor retirement apartment occupying an excellent position within this purpose built development, being positioned within a few steps of the building's various amenities and benefitting from direct access to a South facing paved seating area.

Emmandjay Court provides residents with extensive support services and amenities, such as a bistro, salon, tea and coffee lounge, buggy parking area and well-kept communal grounds. The development has 24 hour on-site support staff and a car park for the use of both residents and visitors.

- Convenient Ground Floor Position
- Direct Access To South Facing Gardens
- Enjoying The Use of Excellent Residents' Facilities
- Two Bedrooms/Two Bathrooms
- Retirement Apartment

With gas central heating and double glazing, the accommodation comprises:

Ground Floor

Communal Entrance

A secure communal entrance that leads though to the buildings' various residents' facilities.

Private Entrance Hall

9'10 x 7'7 (max) (3.00m x 2.31m (max))

Including a useful recessed cloaks cupboard.

Sitting Room

19'2 x 12'6 (5.84m x 3.81m)

A generous sitting room featuring a glazed door that leads out to a South facing paved seating area and windows to two sides. An opening leads to:

Kitchen

8'6 x 7'11 (2.59m x 2.41m)

A comprehensively equipped kitchen including a good range of base and wall units with coordinating work surfaces and tiled splashback. Integrated appliances include an oven, four ring ceramic hob with hood over, fridge, freezer, dishwasher and a washer/dryer. Window to the side elevation.



The apartment offers the perfect balance of independent living with additional support.



Bedroom

15'10 x 8'10 (4.83m x 2.69m)

An ample double bedroom including a fitted wardrobe, chest of drawers and bedside cabinets. Window to the rear elevation.

En Suite Wetroom

7'6 x 7'1 (2.29m x 2.16m)

Comprising a walk-in shower, hand wash basin and w.c.

Bedroom

15'4 x 7'7 (4.67m x 2.31m)

A further double bedroom featuring a fitted wardrobe and chest of drawers. Window to the rear elevation.

Bathroom

7'6 x 5'5 (2.29m x 1.65m)

Including a bath, hand wash basin and w.c.

Outside

Communal Gardens

Emmandjay Court is set amongst lovely communal grounds that include well-kept lawns, mature shrubs and paved seating areas.

Parking

A resident and visitor car park is located to the front of the building.

Tenure

Details to be confirmed by our clients.

Service Charge

We are advised that the current service charge stands as follows:

- Service Charge: £322.80
- Wellbeing Charge: £344.93
- Personal Heating: £57.07
- Personal Water: £15.25

Emmandjay Court

Emmandjay Court has dedicated on site staff 24 hours a day to provide emergency response as well as day to day care and support if required. Additional support including cleaning, laundry services and shopping can be provided on a regular basis or as and when required. Shopping and groceries can even be delivered to individual apartments.

Contingency Fund Contribution

A contribution to the Contingency Fund is payable on sale or a transfer of ownership. The Fund covers spending for the repair or renewal of communal areas, roofs, lifts, etc. The contribution is 1% of the 'open market value' at the point of sale/ transfer, for each year or part-year of ownership.

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>

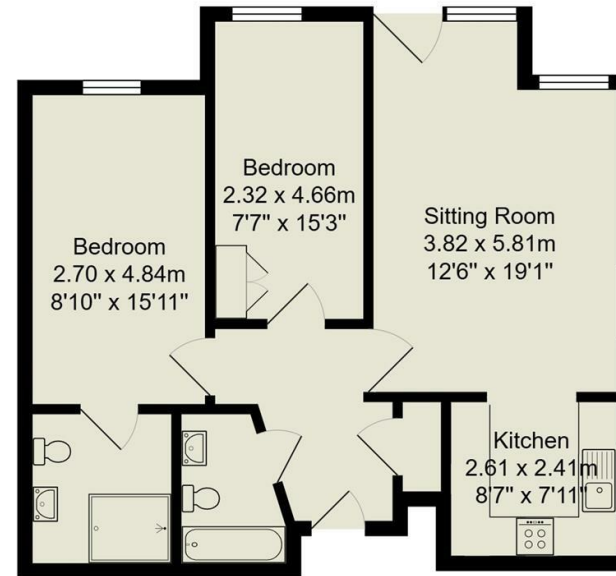
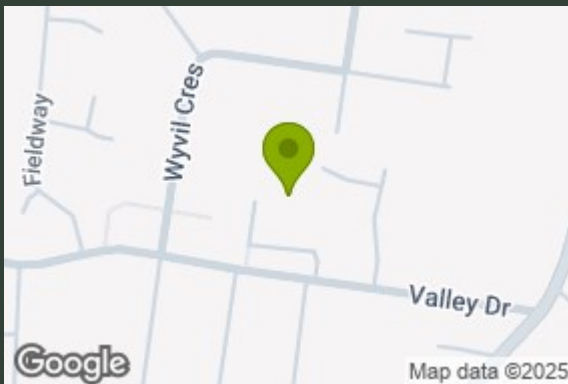
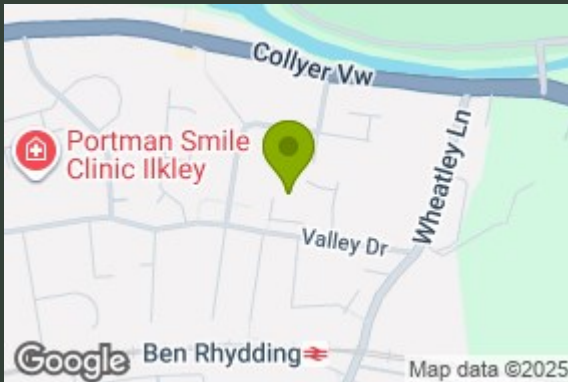
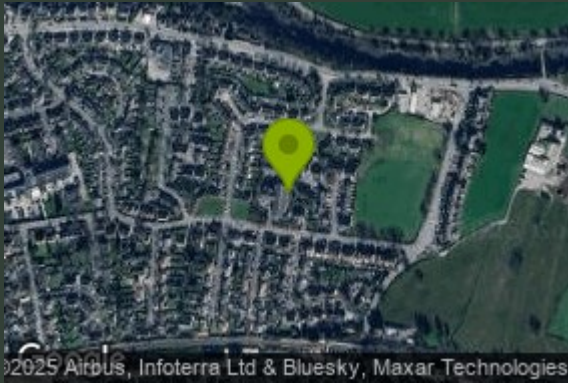
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.

Ben Rhydding

Located on the eastern side of Ilkley, Ben Rhydding sits just below the famous Cow and Calf Rocks and is a thriving community in its own right, sought after for its village appeal with a standout parade of shops, one of the districts most highly-regarded primary schools, St John's church and its own train station. In the 19th century, then known as Wheatley, Ben Rhydding was noted for its hydropathic establishment.





Total Area: 70.4 m² ... 758 ft²

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.

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

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>