

Emmandjay Court | Valley Drive | Ben Rhydding | LS29 8PF

Asking price £195,000

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Trusted Estate Agents

51 Emmandjay Court
Emmandjay Court | Valley Drive
Ben Rhydding | LS29 8PF

A beautifully presented second floor retirement apartment with lift access, enjoying southerly views towards Ilkley Moor. The property incorporates a dual aspect sitting room, a fitted kitchen with integrated appliances, double bedroom and large shower room. Numerous resident's amenities are available at Emmandjay Court.

- Second Floor Retirement Apartment
- Views Towards Ilkley Moor
- Sitting Room
- Double Bedroom
- Monitored Alarm System
- Lift & Staircase Access
- Very Smartly Presented
- Fitted Kitchen
- Large Shower Room
- On Site Staff







GROUND FLOOR

Communal Hall
A large welcoming hallway leading to the extensive facilities available within Emmandjay Court. There is a staircase and lift access to the upper floors:

SECOND FLOOR

Private Reception Hall
With a panelled entrance door, moulded ceiling cornice and two useful store cupboards.

Sitting Room
17'0" x 13'3" (5.18m x 4.04m)
With windows to two sides including a Juliet balcony facing down the valley. Views towards Ilkley Moor.

Kitchen
11'9" x 6'0" (3.58m x 1.83m)
With a stainless steel sink unit and mixer tap and a range of fitted base and wall units with heat resistant work surfaces and a tiled surround. Integrated appliances include a fridge, freezer, dishwasher, oven and hob with extractor over and an automatic washer. Recessed spotlights and moulded ceiling cornice.

A beautifully presented second floor retirement apartment with lift access, enjoying southerly views towards Ilkley Moor.











Double Bedroom
14'3" x 11'3" (4.34m x 3.43m)
With a fitted wardrobe and moulded ceiling cornice.

Shower Room
With a large walk in shower, wash basin and low suite wc. Ceramic tiled walls. Recessed spotlights. The shower room is approached via doors from both the hall and bedroom.

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
We understand that the property is held on the balance of a 125 year lease dated from 1 January 2012.

Service Charge
We are awaiting confirmation of the current service charge for the property.

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.

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.

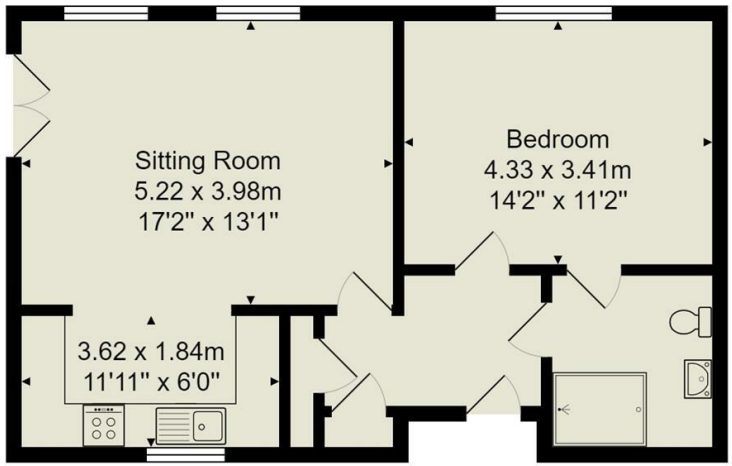
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no 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.

Offer Acceptance & AML Regulations
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.



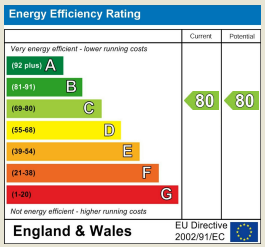






Total Area: 56.8 m² ... 611 ft²

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.
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