

Harrison Robinson

Estate Agents



Flat 10 Carnegie Court, 17 Springs Lane, Ilkley, LS29 8SN

Price Guide £155,000

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GROUND FLOOR

Hallway

One enters through a solid timber door into a newly carpeted, welcoming hallway, where one finds doors opening into the lounge, bedroom, shower room and storage cupboard housing the newly installed electric boiler. Carpeted flooring and wall mounted telephone entry system.

Lounge

14'1" x 11'9" (4.3 x 3.6)

A spacious, bright and airy sitting room with a uPVC, double glazed window overlooking the manicured, communal grounds allowing natural light to flood in. A coal effect electric fire set in a marble surround and hearth with timber mantelpiece creates a lovely focal point to this room. Newly carpeted flooring, coving, wall mounted electric heater. There is ample room for a dining table in this room. Double glazed doors open into the:

Kitchen

8'6" x 7'6" (2.6 x 2.3)

An immaculately presented, modern kitchen with a range of cream base and wall units and drawers with stainless steel handles and complementary, wood effect worksurfaces with metro tiles to splashbacks. Integral appliances include electric oven and hob with fitted extractor, dishwasher, fridge/freezer and washing machine. Stainless steel sink and drainer with mixer tap, useful recycling drawer, double glazed window, attractive, tile effect, vinyl flooring.

Bedroom

17'8" x 8'10" (5.4 x 2.7)

A lovely, double bedroom with tall, fitted wardrobes providing plenty of storage, newly carpeted flooring, coving, wall mounted electric heater, TV point and double glazed window. With ample room for bedroom furniture and a lovely view over the communal garden.

WC Shower Room

A recently installed, contemporary, fully tiled shower room with low level w/c, hand basin with chrome mixer tap set in a white vanity cupboard and wall mounted mirror and cupboard with

downlighting. Large shower cubicle with electric shower and glass screen. Recently fitted wood effect flooring, chrome, ladder style heated towel rail, grab rail and pull-down shower seat.

Communal Lounge

The residents also have use of a well presented, comfortable communal lounge area with plenty of seating where organised events also take place. This is to be found at the entrance to Carnegie Court on the ground floor. There is lift access to all floors.

OUTSIDE

Parking And Gardens

There is a residential car park at Carnegie Court with an allocated parking space for this apartment. The residents have use of beautiful, manicured, communal gardens with areas of lawn, paved seating areas and mature borders. The gardens provide a lovely spot to sit and relax and enjoy a cuppa and a chat with other residents.

TENURE

The apartment is leasehold with 98 years remaining of the 125 year lease.

The service charge is £3,218.06 per annum, paid in two instalments of £1,609.03.

The ground rent is £400 per annum.

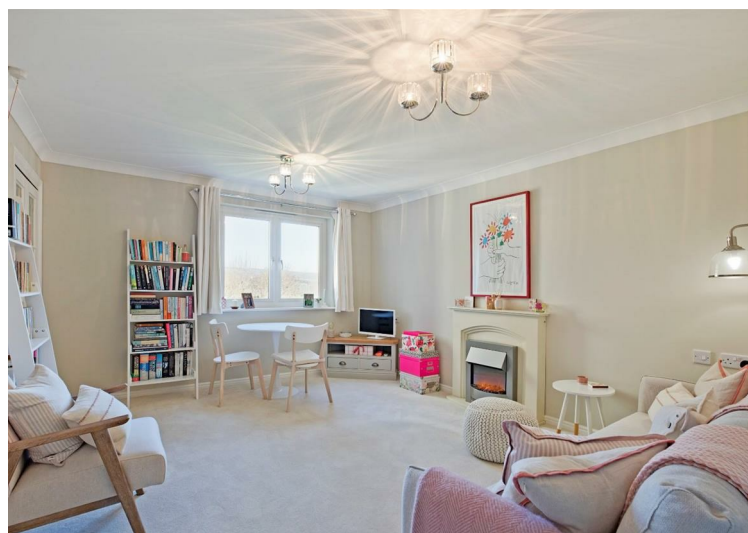
No pets allowed.

UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.

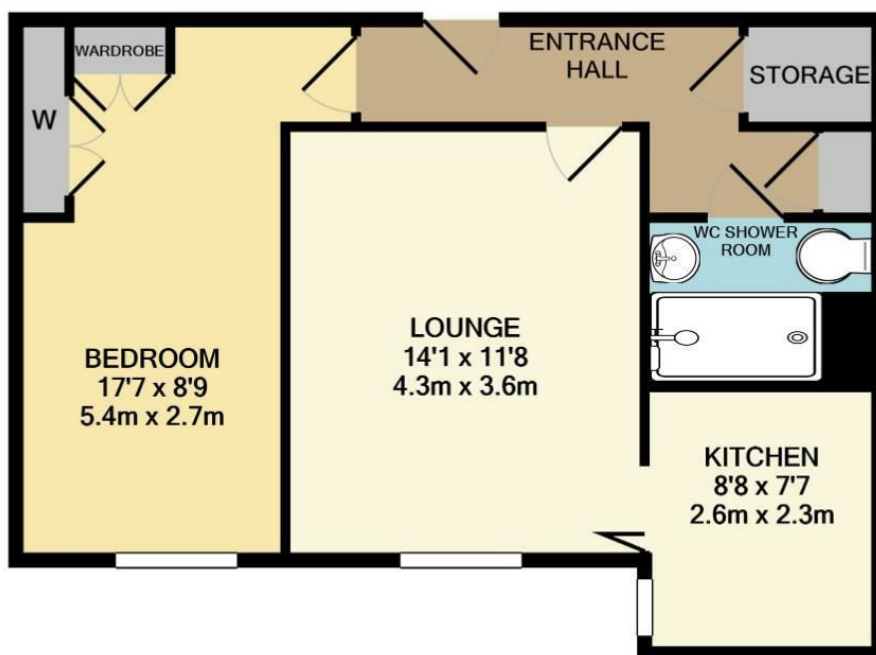
There is Superfast Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- ***No Onward Chain***
- Beautifully Presented One Double Bedroom Upper Ground Floor Apartment
- Recently Installed Kitchen With Integral Appliances
- Contemporary Shower Room
- Allocated Parking Space
- Lovely Views Over Manicured Communal Gardens
- Level Walk into Ilkley Town Centre
- Bright and Airy Communal Lounge Area
- 24 Hour Appello Call System
- Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(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 	



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TOTAL APPROX. FLOOR AREA 516 SQ.FT. (47.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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