

# Harrison Robinson

Estate Agents



**41 Emmandjay Court Valley Drive, Ilkley, LS29 8PF**

**Price Guide £223,500**

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# 41 Emmandjay Court Valley Drive, Ilkley, LS29 8PF

## Price Guide £223,500



### GROUND FLOOR

#### FIRST FLOOR

##### COMMUNAL ENTRANCE AREA

Large, sliding doors open into the beautifully presented, communal entrance hall where one finds seating areas, residents' lounge, restaurant and manager's office. Wide, carpeted hallways lead to all areas and further facilities such as the library and hair salon and a lift gives access to all floors. Apartment 41 is situated on the first floor with a lovely, westerly aspect.

##### Private Entrance Hall

A private, timber entrance door opens into the welcoming hallway, where doors lead into the spacious lounge with lovely, westerly aspect, double bedroom and wet room style shower room, also accessed from the bedroom. A deep cupboard with shelf provides useful storage. Carpeted flooring, emergency pull cord.

##### Lounge

15'5" x 14'5" (4.71 x 4.41)

A well presented, good sized lounge with double glazed window and patio door leading out to a decked balcony with railing overlooking the residents' car park and entrance to the building. This is a lovely, comfortable room with space for a dining table, carpeted flooring, coving and two radiators. Telephone, video entry system. Open to:

##### Kitchen

8'5" x 7'10" (2.59 x 2.41)

Very well presented with cream base and wall units with stainless steel handles and wood effect, laminate worksurfaces with tiled upstands. Integrated appliances include dishwasher, washer dryer, eye level electric oven, fridge freezer and four ring electric hob with stainless steel extractor over. Stainless steel sink and drainer with chrome mixer tap, vinyl flooring, downlighting. Lockable medicine cabinet.

##### Bedroom

15'5" x 11'1" (4.71 x 3.38)

A spacious double bedroom with smart, fitted wardrobes and double glazed window overlooking the residents' and visitors' car park, carpeted flooring and radiator. A door leads to the en suite, wet room style shower room.

##### WC Shower Room

An immaculate shower room with low level w/c with concealed cistern, wall hung hand basin with chrome mixer tap and large, walk-in shower cubicle with thermostatic shower and fixed glass screen. Neutral wall tiling, wall mirror, shaver socket. Radiator, non slip, wet room style flooring, downlighting, extractor, emergency pull cord. Door to entrance hall.

##### OUTSIDE

##### Communal Gardens And Parking

There are attractive, maintained communal gardens, including a delightful sun terrace for the benefit of all the residents. There is a car park to the front of Emmandjay Court for residents.

##### TENURE AND NOTES

There is a stipulation that one occupier of the property must be 60 years of age or older. The property is leasehold with a 125 year lease from 1st January 2012 (114 years remaining).

Service Charge - £402.29 per month from 1st April 2025 (reviewed every year) to include:

- Personal Heating
- Personal Water and Hot Water
- Maintenance and Cleaning of Communal Areas
- External Window Cleaning
- Buildings Insurance and Estate Management
- Heating, Lighting and Water for Communal Areas

Wellbeing Charge of £375.21 per month from April 2025 to include.

Ground Rent - £361.68 per annum from April 2025.

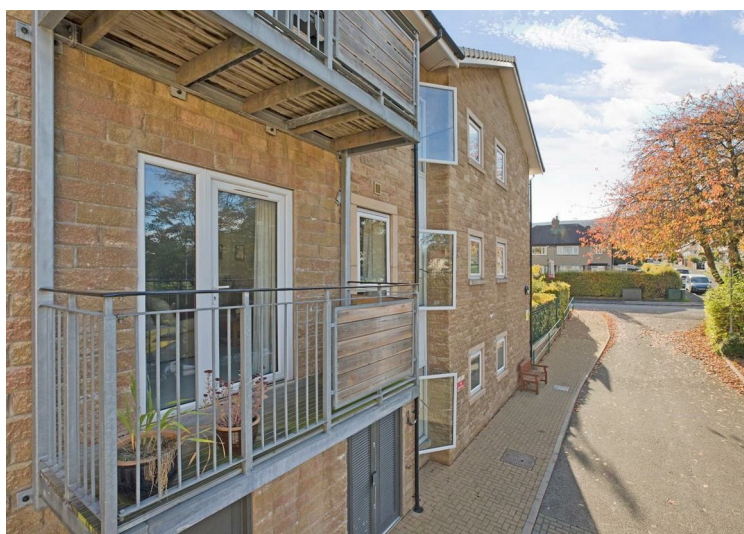
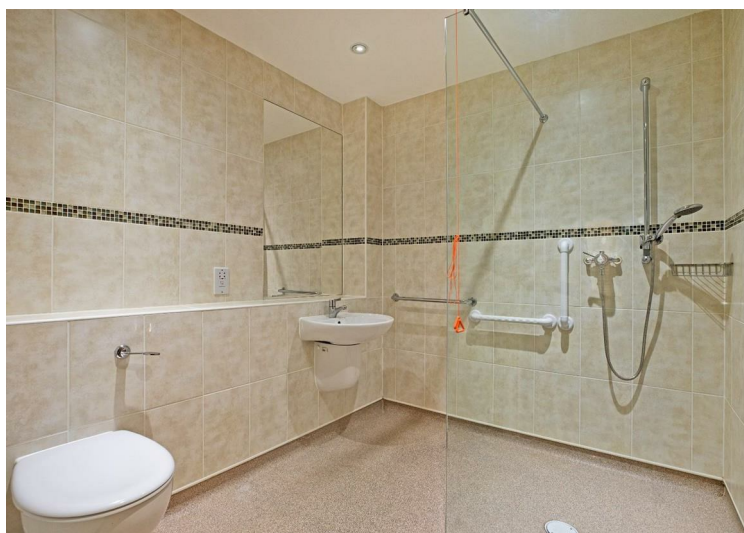
Care packages are available.

##### UTILITIES AND SERVICES

The property benefits from mains electricity and drainage.


There is Ultrafast Fibre Broadband shown to be available to the property.

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

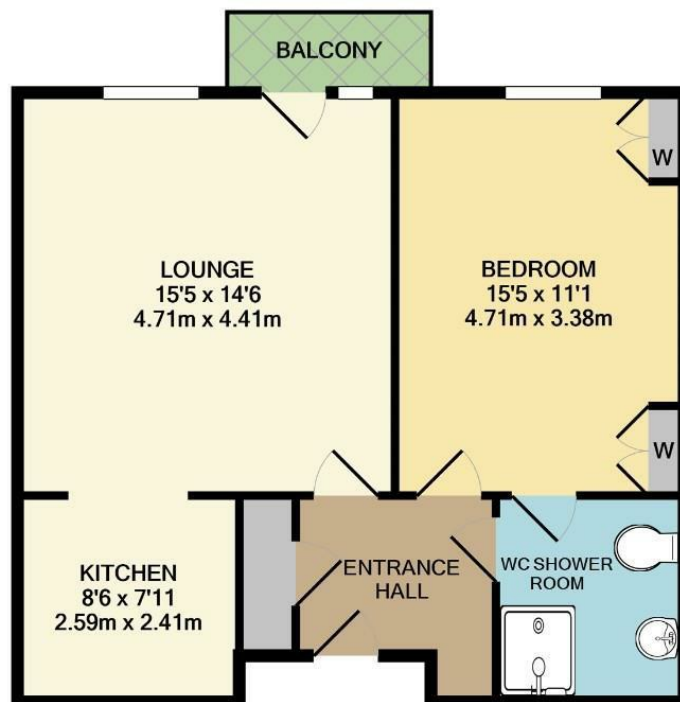


- \*\*\*No Onward Chain\*\*\*
- Delightful One Double Bedroom First Floor Apartment
- Balcony With Lovely West Facing Aspect
- Well Presented Throughout
- Impressive On Site Wellbeing Activities
- Smart Fitted Furniture In Bedroom
- En Suite Wet Room Style Shower Room
- On The Bus Route Into Ilkley
- 24 Hour On Site Emergency Assistance Plus Additional Care Package
- Council Tax Band C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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**TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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