



- Top Floor Retirement Apartment
- Two Bedrooms
- Sitting Room with Juliet balcony
- Kitchen
- Shower Room
- Car Parking Space
- Convenient Location
- EPC Rating B
- Part Furnished

56 Chesterton Court Railway Road, Ilkley, LS29 8UW

This beautifully presented retirement apartment is situated in Chesterton Court, designed for the OVER 70s, and is close to the town centre amenities. There is also a bus stop directly outside the development. The apartment briefly comprises an entrance hall, w.c., sitting room with far reaching views, kitchen, two bedrooms and a modern shower room. The apartment also has a car parking space. Part furnished.

£2,500 PCM



This well presented top floor apartment with electric heating, double glazing and approximate room sizes comprises...

GROUND FLOOR

Communal entrance with residents lounge and lift to the upper floors.

THIRD FLOOR

ENTRANCE HALL

23'0" x 3'10" min

Having an intercom, emergency call button, radiator and recessed spotlights. There is also a walk in storage / airing cupboard.

CLOAKS / W.C.

5'1" x 4'9"

Fitted with a low suite w.c. and vanity unit with sink. There is also a heated towel rail.

SITTING ROOM

16'1" x 14'3"

The spacious living room has an attractive fireplace with electric fire, French doors opening to a Juliet balcony, television and telephone points, radiator and a good sized useful store room.

KITCHEN

8'11" x 6'11"

Fitted with a range of modern cream gloss base and wall units having complementary work surfaces, under unit lighting and a stainless steel sink unit with lever tap. Appliances comprise an integrated oven with ceramic hob and cooker hood over, microwave and integrated fridge freezer. Tiled floor, low level lights and a window to the front elevation.

BEDROOM

10'4" x 12'1"

Having a telephone point, radiator, window to the front elevation and a walk-in wardrobe with shelving and hanging rails.





BEDROOM

10'7" x 10'2"

With television and telephone points, radiator and a window to the front elevation.

SHOWER ROOM

7'4" x 7'0"

Having a walk-in shower, low suite w.c. and vanity unit with sink and mirror above. There is also a heated towel rail, wall-mounted heater and extractor fan. Vinyl flooring and mainly tiled walls.

PARKING

The apartment has one car parking space.

INCLUDED SERVICES

Water, 24 hour staff support, Laundry Room, onsite Bistro, one hour per week of domestic assistance, communal areas and activities.

The flat also has a 24 hour emergency call system and intruder alarm.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band D.

AGENT NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. In this instance WATER is INCLUDED. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.



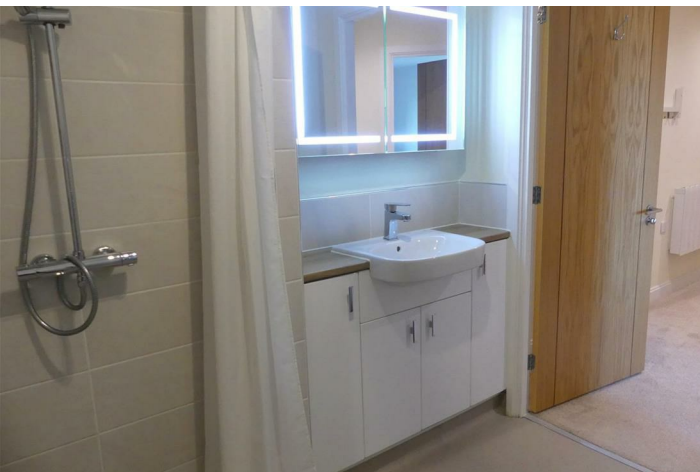


RENTAL PROCEDURE


1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

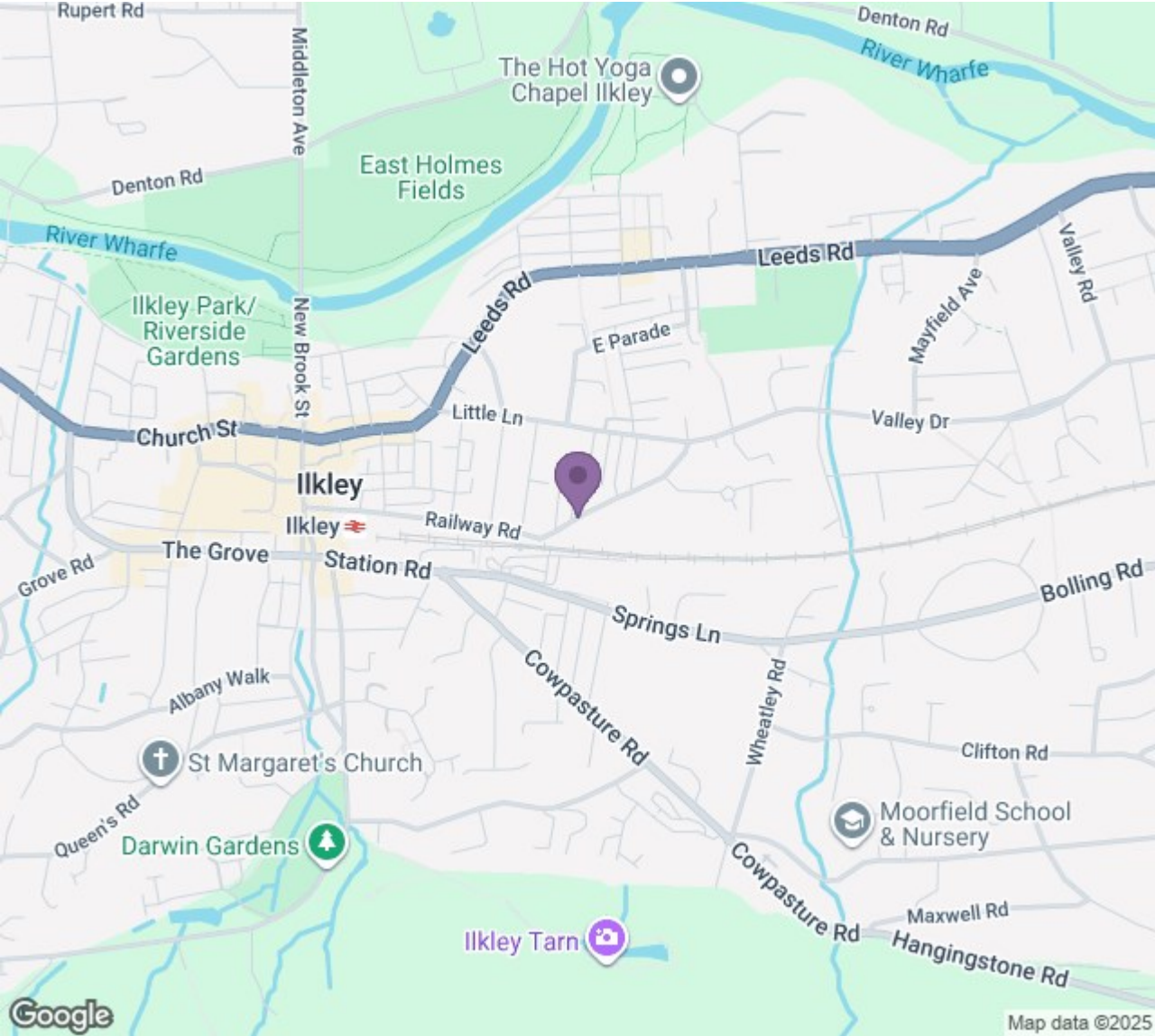
PAYMENTS

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements