Emmandjay Court – Sales Particulars

Apartment 14 | £269,000





Property Information

Address	EMMANDJAY COURT Apartment 14, Valley Drive, Ben Rhydding, Ilkley, LS29 8PF
Price	£269,000 (other weekly and deferred charges apply)
Tenure	Leasehold
Bedrooms	2
Floor	Ground
View	Balcony
Features & Appliances	Master bedroom (with en-suite shower room) & Second bedroom Lounge/dining area Fully fitted kitchen with fan assisted double oven, electric hob, extractor hood and space for a fridge/freezer, washer/dryer and dishwasher Bathroom with level-access shower, toilet Specialist flooring in kitchen and bathroom to reduce slip hazards Raised power points Security optical door viewer 24-hour emergency assistance call system
Lease	The lease offered is a Non-Guaranteed Buy Back Lease with the remaining years left from the 125 year term granted on 1st January 2012.

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Scheme Information

Description & Location	Emmandjay Court is a purpose-built development of 56 apartments. The development overlooks some stunning views of the Yorkshire Moors and is stated close to public transport links, shops, Post Office and a newsagent.
Facilities & Features	Residents' lounge with IT facilities, Platinum room with library facilities Shared gardens & Café bistro





Charges & Services

Charges	Service Charge: £61.84 per week Wellbeing Charge: £58.44 per week Ground rent: £445.20 per annum Council Tax: £1,735.01 per annum (Band D)
Wellbeing Service	A wellbeing service is available, which includes 24-hour staffing support on site, help in any emergency as well as the organisation of an activity and events programme.
Additional Services	Additional services can be purchased to suit individuals, offering personal and domestic support. Please see the Key Facts Document(s) for information.

Disclaimer: The illustrations used within these particulars are representative only and are provided to give potential buyers an overall impression. No part of these particulars should be relied upon, when entering into a contact to purchase. Furniture is excluded from all apartments. Photography is representative only. These particulars should be read in conjunction with the Energy Performance Certificate and the Key Facts Document(s)

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