

Emmandjay Court – Sales Particulars

Apartment 45 | £269,950



Property Information

Address	EMMANDJAY COURT Apartment 45, Valley Drive, Ben Rhydding, Ilkley, LS29 8PF
Price	£269,950 (other weekly and deferred charges apply)
Tenure	Leasehold
Bedrooms	2
Floor	First
Aspect	Balcony
Features & Appliances	Bedroom (with en-suite shower room) 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.

MHA Head Office: Epworth House, Stuart Street, Derby, DE1 2EQ.

MHA Head Office Phone: 01332 296200 | **MHA Email:** enquiries@mha.org.uk | **MHA Website:** www.mha.org.uk

Registered as a charity – No. 1083995 Company Limited by Guarantee – No. 4043124

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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 contract 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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