

# Emmandjay Court

## Apartment 3

Valley Drive, Ben Rhydding, Ilkley, LS29 8PF

## Retirement Living

# £285,000\*

\* Other weekly charges and deferred fees apply

## Leasehold

## Independent Living with total peace of mind

### Scheme and Apartment Information

This superbly appointed lower ground floor, two-bed apartment (with a patio and a garden view) offers an opportunity for people over 60 to purchase this exceptional property. This apartment has 24-hour support and care available if required.

Emmandjay Court is a purpose-built development of 56 apartments which are available for purchase, shared ownership and a limited number available for rent.

The development overlooks some stunning views of the Yorkshire Moors and is stated close to public transport links, shops, Post Office and a newsagent.



### The Development Offers

- The privacy and pleasure of your own home within a friendly community
- 24-hour specialist care and support
- The latest safety and security features
- A social programme of activities and events for your enjoyment

### Shared communal facilities include:

- Residents' lounge with IT facilities
- Platinum room with library facilities
- En-suite guest room
- Assisted bathroom
- Shared gardens for outdoor enjoyment
- Café bistro

### Accommodation

- Lounge/ kitchen/diner
- Master Bedroom with en-suite shower room
- Second Bedroom
- Bathroom



### Find out more

For further information or to make an appointment, contact us by:

Telephone: **0800 328 1656**

Email: **[sales@mha.org.uk](mailto:sales@mha.org.uk)**

## Apartments

This light and spacious accommodation comprises:

- 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

## Specialist Features

- On-site care team available 24 hours a day
- Optional, flexible, quality care, if needed
- Extensive social programme
- 24 hour emergency assistance
- Optional daily contact, for assurance



## Purchase Conditions

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.

## Quality support for later living

The wellbeing service includes 24-hour staffing support on site, help in any emergency as well as the organisation of an activity and events programme.

## Charges (2020/2021)

Service Charge: £61.84 per week  
Wellbeing: £58.44 per week  
Ground rent: £445.20 per annum

## Council Tax (2020/2021)

Band D: £1,735.01 per annum

Additional services can be purchased to suit individuals, offering personal and domestic support.

## Additional documents to be read in conjunction with these particulars:

- Energy Performance Certificate
- Key Facts Document

## Disclaimer

The illustrations used within this brochure are representative only and are provided to give potential buyers an overall impression. No part of this brochure should be relied upon, when entering into a contract to purchase. Furniture is excluded from all apartments. Photography is representative only.



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