



Guide Price £139,950

- NO ONWARD CHAIN
- Over 60's retirement apartment
- First floor with lift access
- One bedroom
- Sitting room and kitchen
- 24 hour emergency call system
- Centrally located
- Communal lounge, gardens and laundry room
- En-suite guest room for relatives available (ask agent)

5 Chevin Court, Otley, West Yorkshire, LS21 1RL

****NO CHAIN **** Located in the heart of the town this well presented first floor one bedroom apartment forms part of the highly regarded Chevin Court development designed for the over 60's benefitting from a communal lounge, laundry room and pleasant gardens.

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Harrogate 11 miles, Leeds 11 miles, Bradford 11 miles (all distances approximate)

General remarks

An opportunity to purchase this lovely first floor apartment which can be reached via stairs or lift with only a few steps to navigate from the lift to the front door.

As the photographs demonstrate this apartment has been well cared for over the years and provides comfortable living space ideal for a couple or single person and benefits from a security entry system.

There is a pleasant sitting room with feature window providing lots of natural light. The kitchen is smart with a good range of units and integrated appliances. There is a double bedroom and shower room. There are useful storage cupboards in the hall as you can see from the floorplan, ideal for coats, shoes and utility items.

Chevin court has 32 apartments in total and offers a wide range of activities for residents including coffee mornings, craft clubs and keep fit sessions all managed by a dedicated house manager. There is a comfortable communal lounge where residents can

socialise if desired as well as a laundry room. Outside are pleasant communal gardens providing several sitting out areas and residents parking is available (ask agent).

As previously mentioned, you can't get any more central than Chevin Court, the bus station is a short walk across the road, and all local shops are within easy walking distance.

Otley has a good selection of medical centres, places of worship, cafes and restaurants. Menston train station is a short drive away if required.

Directions

Leave Dacre, Son & Hartley Otley office in an easterly direction along Bondgate and take the second turning left onto Crossgate. At the traffic lights turn right onto Boroughgate where the property will be immediately seen on the left-hand side. what3words
dart.scarred.swimsuits

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Leasehold - 125 Year lease from 1st January 1991
- All mains services. Electric heating/night storage.
- Residents parking (ask agent)

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

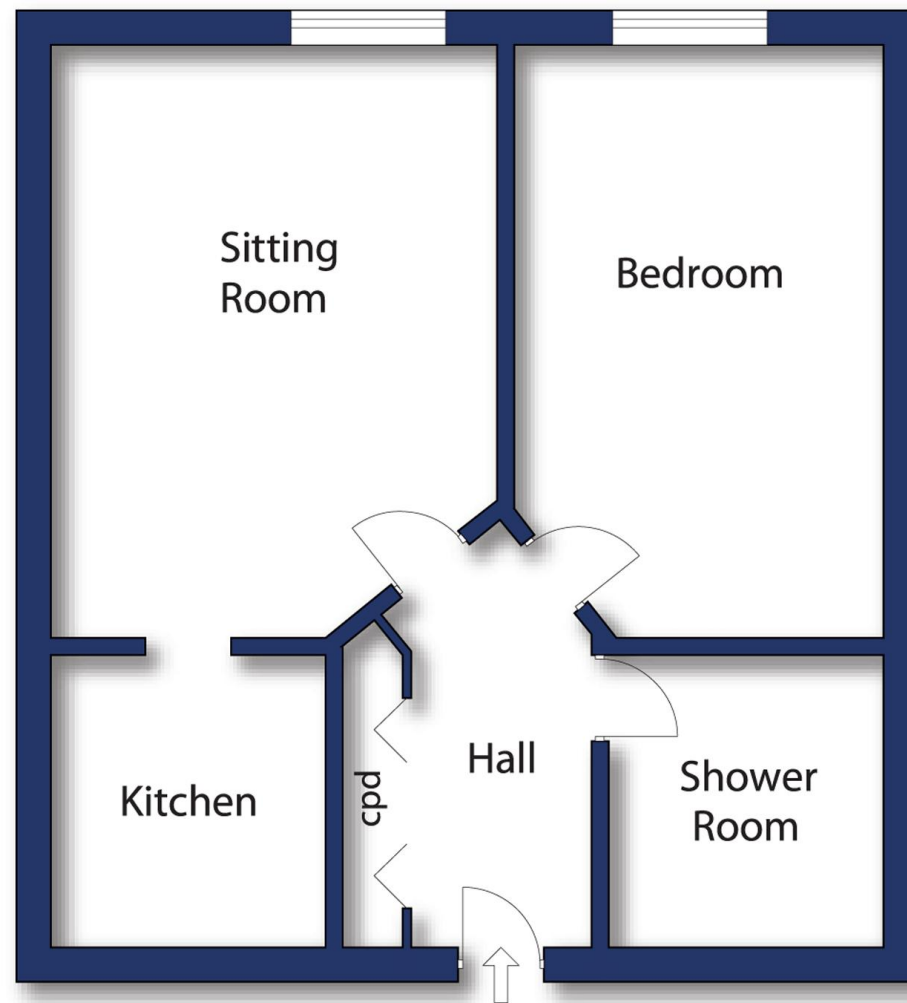
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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EPC

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