

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



17 Eller Beck Court, Skipton BD23 1NZ
Asking Price: £195,000



+ 2



+ 1



- 75% Shared Ownership
- Two Bedrooms
- Sun Balcony
- Communal Gardens
- Communal Parking

A rare opportunity to acquire a 75% Shared Ownership - with Housing 21 - offering independent living - with access to on site care if required.



This superbly appointed two bedroomed upper ground floor apartment enjoys a delightful location in a prestigious purpose built residential development constructed during 2021 in accordance with high standards and a superior specification.

Eller Beck Court is superbly located, standing in delightful landscaped gardens with thirty communal parking spaces - whilst set back from Raikes Road in an exclusive residential area only a few minutes walking distance away from Skipton town centre amenities.

RESTRICTED TO PURCHASERS AGED 65 AND OVER (OR OVER 55 IF THERE IS A CARE NEED) - Eller Beck Court offers 'EXTRA CARE' housing - for older people to have choice, independence, control and privacy in an environment where you can continue to live independently, secure in the knowledge that all your needs can be taken care of by a team of on site professionals.

There are a choice of individual care packages available if required.

The development includes a residents lounge, a restaurant, a hair salon, a laundry, community events, the use of delightful landscaped gardens, a buggy store, communal parking and EV charging points.

Each apartment is self-contained with its own private entrance door. There are lifts and staircases to the upper floors.

Including gas central heating, sealed unit double glazing, quality contemporary fittings and fixtures, smoke detectors, an internal communication system and a sun balcony enjoying fine views beyond the landscaped

The logo for Harrison Boothman Estate Agents & Valuers. It features a dark blue rectangle with the company name in white, serif capital letters. Above and below this rectangle are red horizontal bars. The text 'ESTATE AGENTS & VALUERS' is written in white, sans-serif capital letters on the bottom red bar.

**HARRISON
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ESTATE AGENTS & VALUERS

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gardens, this very desirable apartment is strongly recommended indeed for inspection, comprising in further detail:

GROUND FLOOR

There is an attractive general reception area together with the rooms allocated for communal use including the restaurant, a dining/function room and the residents lounge. Also on this floor is the Housing Managers Office. There are staircases and lifts to the upper floors.

UPPER GROUND FLOOR

APARTMENT 17

Comprises:

RECEPTION HALL

With a substantial private entrance door. Central heating radiator with a cover. Akuvox internal communication system.

STORE/CLOAKS ROOM

With an electric light and electricity sockets.

LIVING ROOM WITH DINING AREA

14'05" x 12'01" Including central heating radiator with cover. Sealed unit double glazing providing fine views beyond the landscaped communal gardens. The sealed unit double glazing also incorporates a matching French door giving access to the:

ENCLOSED SUN BALCONY

With a composite decking and glass perimeter balustrading. The balcony takes full advantage of the delightful views as described above.

FITTED KITCHEN

11'04" x 7'5" Superbly appointed with a quality range of stylish contemporary base and wall units having white gloss fronts with contrasting oak effect worktops incorporating matching upstands. One and a half bowl stainless steel sink and drainer. Built-in Zanussi split level oven with a four ring ceramic hob having a stainless steel finish backing plate and an extractor hood above in a stainless steel finish chimney style canopy. Plumbing for an automatic washing machine. Recessed low voltage ceiling spotlights and down-lights beneath the wall units. A square archway is open through to the living room with dining area.

BEDROOM ONE

14'09" x 9'01" With sealed unit double glazing providing fine views beyond the landscaped gardens. Central heating radiator with a cover. Access door to the wet room to provide an optional en-suite facility.

BEDROOM TWO

10' 04 x 7'09" With sealed unit double glazing providing fine views as described above. Central heating radiator with a cover. Built-in cupboard including the wall mounted Ideal gas central heating boiler.

WET ROOM

With a quality contemporary white suite comprising a hand wash basin, a WC with a concealed cistern, walk in shower enclosure housing thermostatic shower. Electric ladder radiator in chrome finish. Extraction system. Alarm cord system. Access door through to bedroom one - to offer an optional en-suite facility.

OUTSIDE

There is the use of delightful landscaped communal gardens which provide a very attractive feature.

COMMUNAL CAR PARKING

With thirty non allocated communal spaces.

HOUSING 21

Has been a provider of housing for older people since 1964. It is an exempt charity and a not for profit organisation. HOUSING 21 has more than 100 EXTRA CARE schemes across the country and others in development.

Eller Beck Court comprises a total of 58 apartments and opened its doors to residents in September 2021. There are on site care staff 24/7 and a full time Housing Manager is on site for 35 hours per week - Monday to Friday.

SERVICES

Although there is an extensive range of personal care services and housing related support available - the key objective of EXTRA CARE is to maintain and enhance independence. Domestic cleaning is available either via the care team as a part of an individual care assessment or by direct agreement and payment with an external contract cleaner.

TENURE

This property is Leasehold with the remainder of a 999 year lease which was created in August 2018. There is a Peppercorn ground rent. There is a service charge which is currently £TBC per calendar month and a Core Support Charge which is currently £TBC per week.

The fixed service charge covers the lighting, heating, maintenance and cleaning of the communal areas and gardens, external window cleaning, buildings insurance and estate management. The service charge payment includes a contribution to the sinking fund. The Core Support Charge, payable by all residents, refers to costs for 24 hour on site care staff and background support. It also contributes to the maintenance of the central alarm monitoring system.

GUEST SUITE

There is a guest suite with an en-suite shower room, tea/coffee facilities, for stays by friends and family of the residents. The cost is £30 per night, bookable via the court manager.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: C

SERVICES All mains' services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

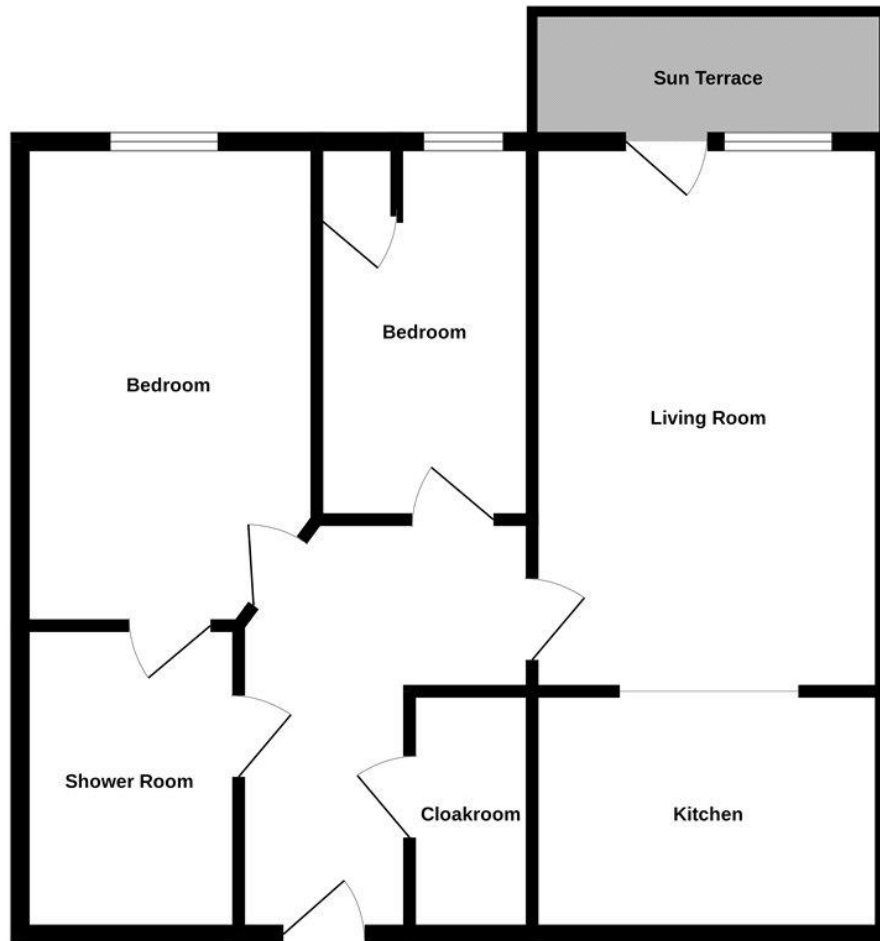
These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: AJT041225

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

17 Eller Beck Court
Raikes Road
SKIPTON
BD23 1NZ

Energy rating

B

Valid until: **17 August 2031**

Certificate number: **6439-0638-5000-0568-2296**

Property type	Mid-floor flat
Total floor area	61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.