



APARTMENT 3, ROBIN HILL
Clifford Road, Ilkley

Carter Jonas

APARTMENT 3, ROBIN HILL, CLIFFORD ROAD, ILKLEY LS29 0AX

A STUNNING GROUND FLOOR APARTMENT PROVIDING EXCELLENT 2 BEDROOM ACCOMMODATION OF OUTSTANDING QUALITY, FORMING PART OF THIS EXCEPTIONAL AND EXCLUSIVE NEW DEVELOPMENT, OCCUPYING A SUPERB POSITION IN ONE OF ILKLEY'S MOST SOUGHT AFTER RESIDENTIAL NEIGHBOURHOODS.

Robin Hill is an exceptional new development of luxury apartments, developed by Bankhead Group. The level of specification and sophistication is second to none and it is rare to find such a high level of detail and close attention paid in all aspects of the development. Only by viewing will the exceptional features of this stunning development and apartment in particular become evident.

Apartment 3 is situated on the south west side of the building, overlooking the leafy communal grounds. It is approached via an impressive and spacious communal entrance hall with a private entrance door leading to the apartment's reception hall, which has a recessed utility/laundry cupboard. Off the hall is the spacious open plan reception area, split into a sitting area, with double doors leading to the full width south west facing balcony, and an individually designed bespoke kitchen. The kitchen has a range of integrated appliances and a large island unit incorporating bench seating. The principal bedroom lies off the hall and has an en suite shower room, with an additional bedroom and an adjacent house bathroom.

The level of specification is exceptional and includes - Underfloor heating · Triple glazed aluminium windows and doors · Starlink superfast broadband · Air source heat pump · Lutron home automation compatibility · Mechanical ventilation with heat recovery · Hik-Connect facial recognition entry system · ANPR operated electric gates · A Rated environmental impact rating · A Rated 10 year structural warranty

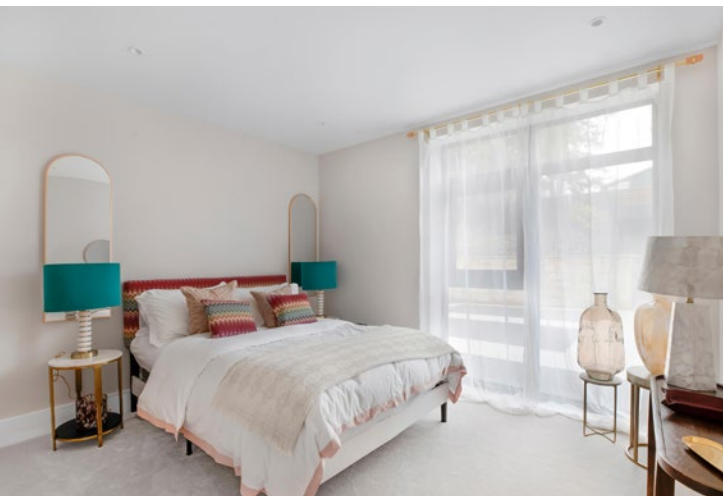


Outside, the apartment benefits from two designated parking spaces, including an Andersen EV charger, within a secure enclosed courtyard. The courtyard includes a living wall and a sedum-roofed carport, with access provided via an electrically operated sliding gate from Clifford Road.

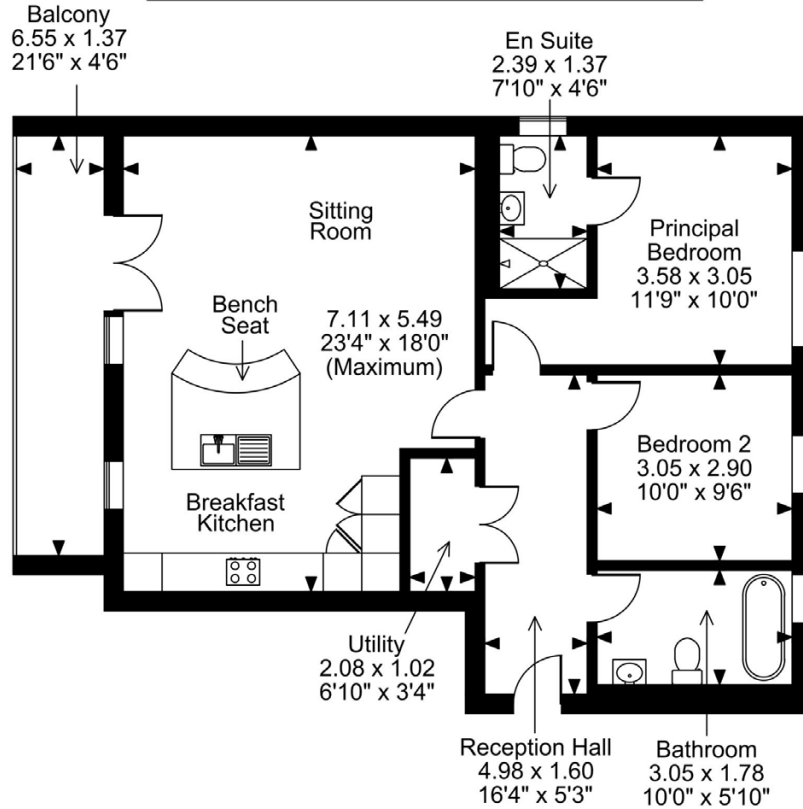
Robin Hill occupies a lovely position in one of Ilkley's most exclusive and sought after residential areas. It is within a short walk of the town centre which offers an excellent range of shops, cafes, restaurants, public houses and other social amenities. The apartment is within easy walking distance of attractive riverside walks, local cricket and rugby clubs and the swimming pool. For the commuter, Ilkley is well placed for access to the principal West Yorkshire business centres of Leeds and Bradford. There are good road communications

further afield and the town's railway station provides frequent services to the aforementioned business centres – train services from Leeds to London's Kings Cross take approximately 2½ hours. Leeds/Bradford International Airport is within a 20/30 minute drive.

Tenure: We are advised that the apartment will be held on a 999 year lease, with a share of the freehold. Maintenance of the communal areas of the development will be undertaken by a resident led management company, for which a service charge will be levied and apportioned per apartment. The current service charge is £290 per calendar month.



Apartment 3, Robin Hill, Ilkley
Approximate Gross Internal Area
876 sq ft / 81 sq m
Balcony external area = 97 sq ft / 9 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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