

APARTMENT 1, ROBIN HILL
Clifford Road, Ilkley

Carter Jonas

APARTMENT 1, 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 AND 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 1 occupies part of the front of the building, overlooking the leafy communal grounds. It is approached via an impressive and spacious communal hall with a private entrance door leading to the apartment's reception hall which has a utility cupboard with plumbing provided for a washing machine. Off the hall is the spacious open plan reception area, split into a sitting area, with doors leading to the full width south facing balcony, and an individually designed bespoke kitchen with integrated Miele appliances and a large fitted island incorporating bench seating. The principal bedroom lies to the front with doors to the balcony, a dressing area ideal for fitted wardrobes and a luxurious en suite shower room. To the rear is the second double bedroom which has an en suite 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, football 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.

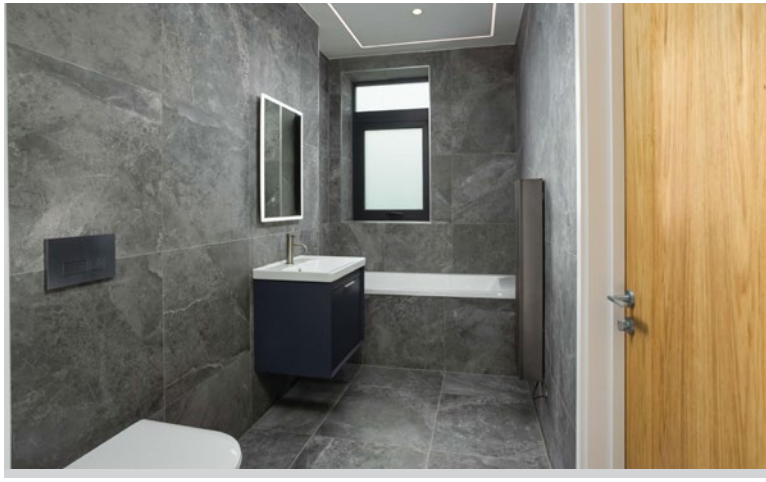
There are good road communications further afield and the town's railway station provides frequent services to the aforementioned business centres – train services from Leeds to London's Kings Cross take approximately 2½ hours. Leeds/Bradford International Airport is within a 20/30 minute drive.

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 parts of the development will be carried out 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.

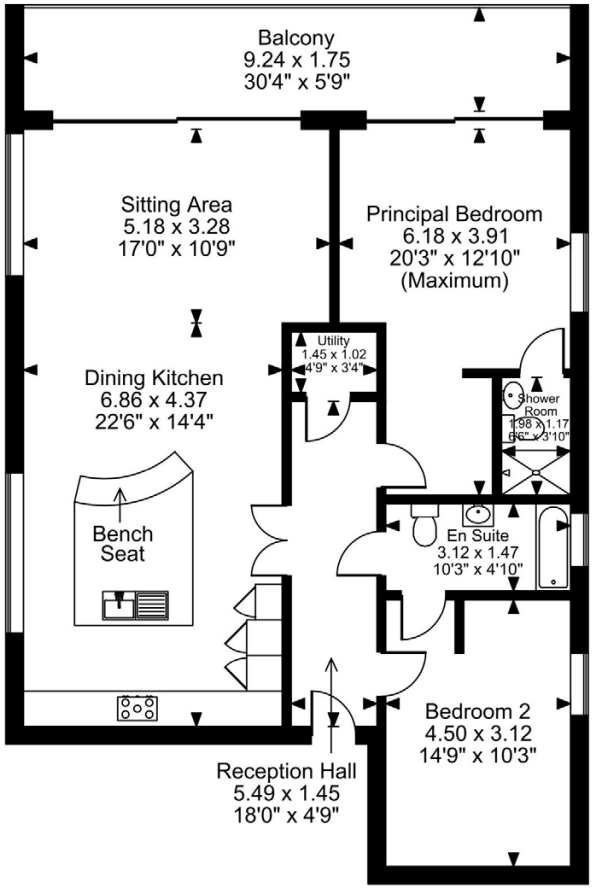








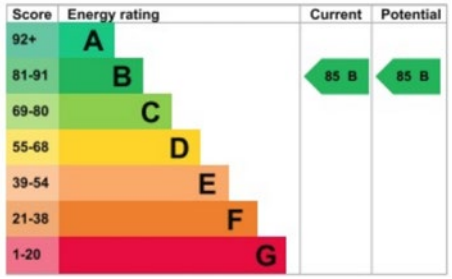
Apartment 1, Robin Hill, Ilkley
Approximate Gross Internal Area
1,083 sq ft / 101 sq m
Balcony external area = 174 sq ft / 16 sq m



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