



From £55,000 for a 25% share

Eller Beck Court, Raikes Road, Skipton, BD23 1LN





**\*\*FROM £55,000 FOR A 25% SHARE\*\***

**Eller Beck Court is a new Extra Care development due for completion in Summer 2021, offering independent living with access to on-site care for people over the age of 55\*. The development comprises 58 one and two bed apartments of which 29 are available on a shared ownership basis.**

#### **THE AREA**

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools, with two of the town's secondary schools appearing consistently within the top three of North Yorkshire's school league tables.

Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.





## DESCRIPTION

Eller Beck Court comprises a brand new Extra Care development due for completion in Summer 2021. Offering independent living with access to on-site care for people over the age of 55\*, the apartments are available by way of shared ownership.

The court has been designed to provide fully accessible facilities for both residents and visitors, which include a café/bistro and hair salon for use by the community. There is also a residents' lounge and communal gardens for residents and their guests to enjoy.

Key benefits and services:

- Dedicated Housing Manager
- 24 Hour emergency alarm
- Care team on site 24/7
- Optional, tailored care and support
- Impressive range of communal facilities

## SERVICE CHARGES

A monthly service charge will be payable at Eller Beck Court, which is broken down as follows: £331.36 per month service charge, £18.09 per month support charge and £184.60 per month core support charge

## VIEWING

Via the onsite sales office or by appointment through Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

## SERVICES

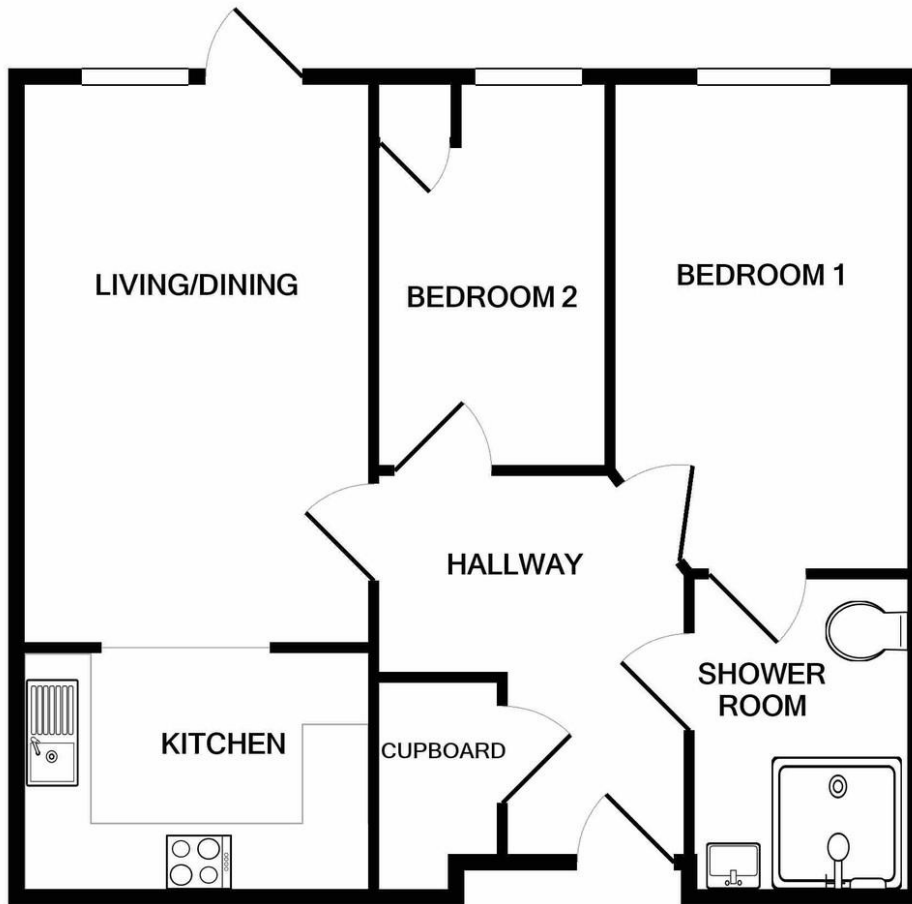
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

## AGENTS NOTE & DISCLAIMER

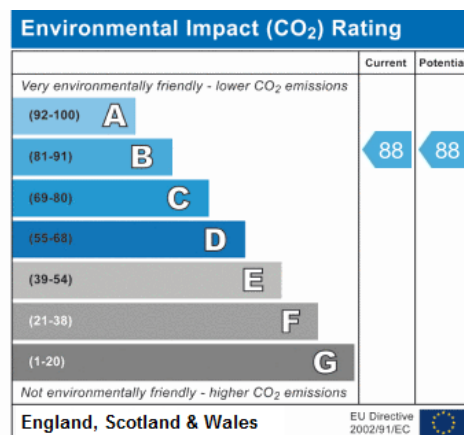
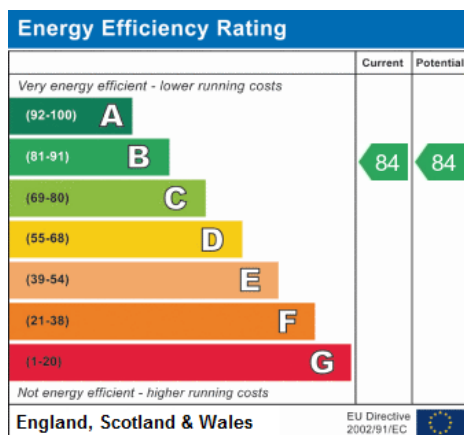
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

\*Eligibility criteria, monthly rent up to 75%, core charges and service charges apply





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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