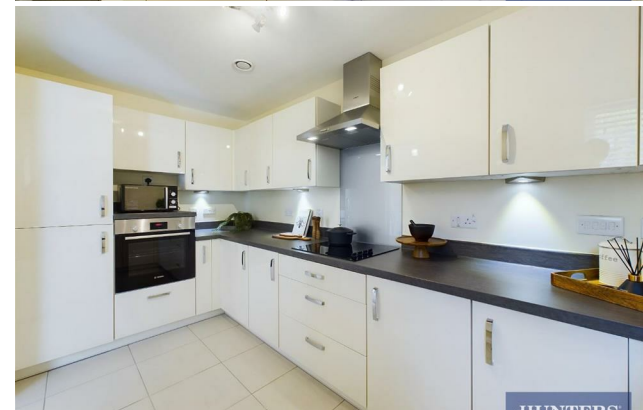




HUNTERS®



Filey Road, Scarborough

- PURCHASING AT 75% AT £187,500 WITH NO RENT
- ***CHAMPAGNE OPEN DAY on 31st July 11am-3pm.***
- Modern Fitted Kitchen
- EPC: C
- McCarthy Stones' Retirement Living Plus Property
- Two Bedrooms
- Close To Local Amenities
- Council Tax: D

75% Shared Ownership £187,500

Tenure: Leasehold



Filey Road, Scarborough

DESCRIPTION

PURCHASING AT 75% AT £187,500 WITH NO RENT ***CHAMPAGNE OPEN DAY on 31st July 11am-3pm.***

LAST REMAINING PURCHASE THROUGH MCCARTHY STONE

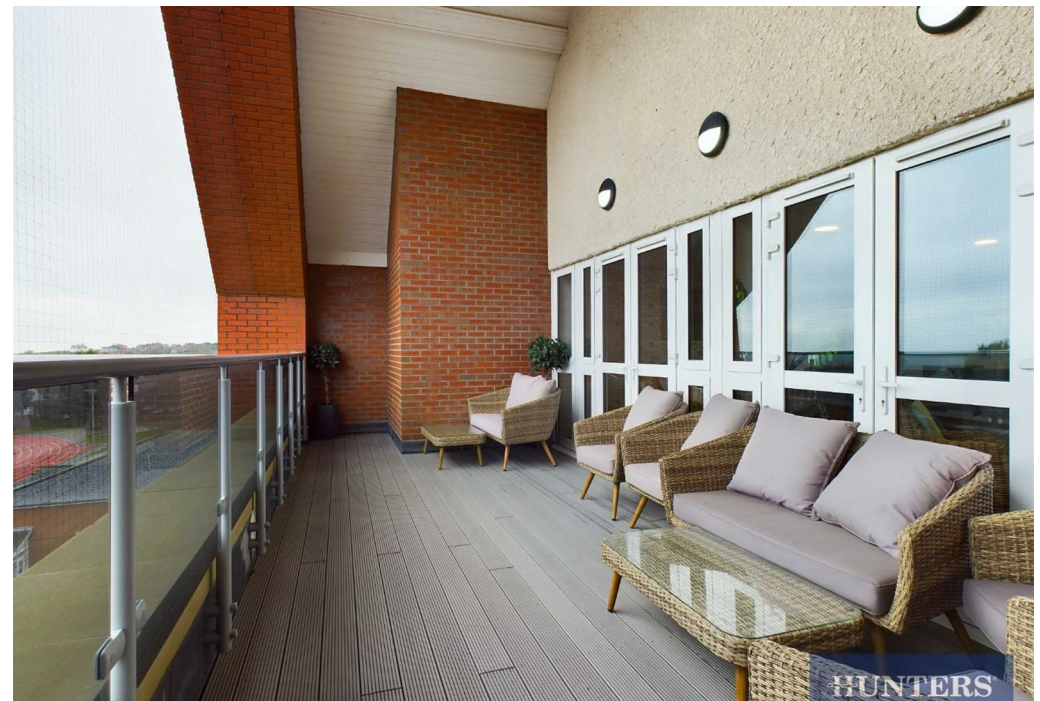
Available in the ever sought after area of Southcliffe, this development of retirement properties in Scarborough consists of a selection of one and two bedroom apartments, with each providing good access to the local facilities and amenities.

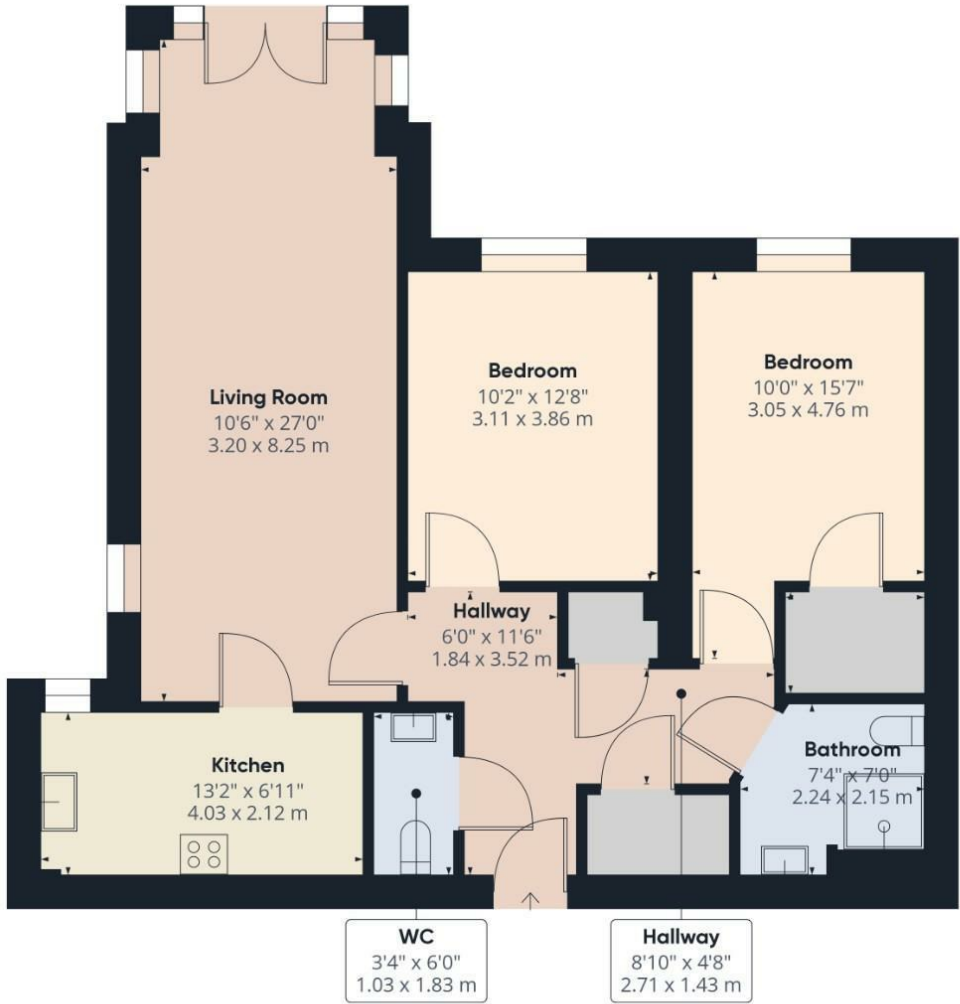
McCarthy Stones' Retirement Living Plus properties are a great solution if you're looking to free yourself from the burden of managing and maintaining a large family home. You retain homeownership, and benefit from extra help on hand, should you ever need it. Exterior maintenance of your home and of the development includes great features such as a communal lounge, guest suites for when friends and family visit, and an on-site bistro.

These properties are built specifically with over-70s in mind. They provide independent living while also offering tailored help and support. Whether that's help with grocery shopping, hoovering or cleaning is entirely their choice.

This means that, should you purchase a McCarthy Stone retirement property, you'll have more time to spend enjoying the communal areas, sea views and the beautiful surroundings of Scarborough itself. Located along the picturesque Yorkshire Coast, Scarborough is a popular holiday destination thanks to its long history, beautiful beaches and range of fun community events. Scarborough is thought to be the world's first seaside town, dating back to the 1600s when the health-giving waters of the local spring were first discovered. The beachfront town is also known for the 11th century castle sitting atop a high rocky promontory that boasts panoramic views over the dramatic Yorkshire coastline. Today, you can take a tour through its collection of artefacts, some which are over 3,000 years old, enjoy an English afternoon tea in the Master Gunner's house or take part in one of the many pirate or Robin Hood-themed events.







Approximate total area¹⁾
880.18 ft²
81.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.
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