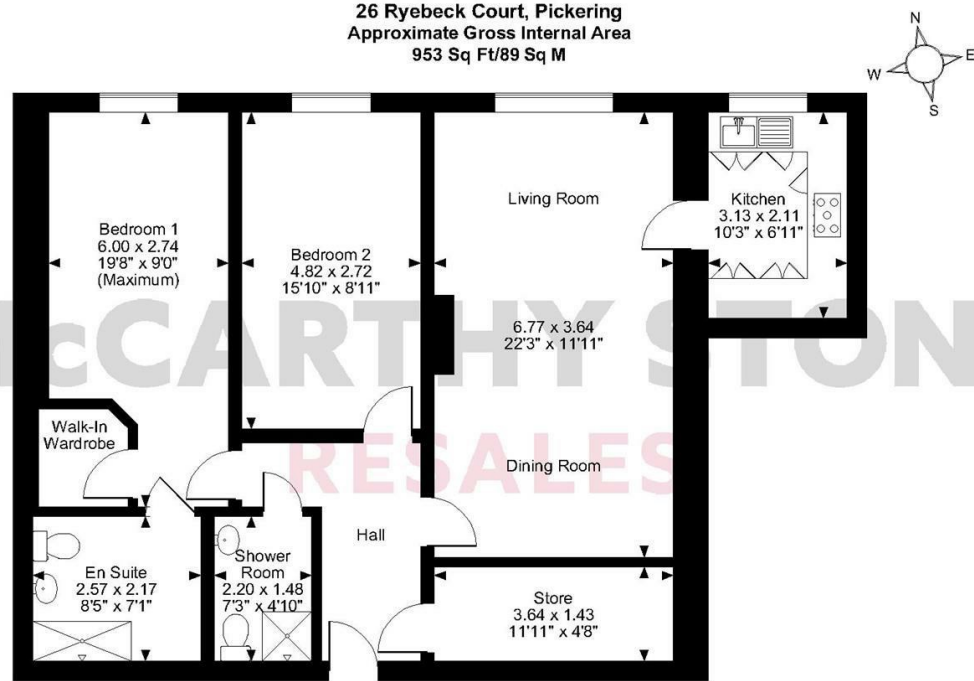


26 Ryebeck Court, Pickering
Approximate Gross Internal Area
953 Sq Ft/89 Sq M

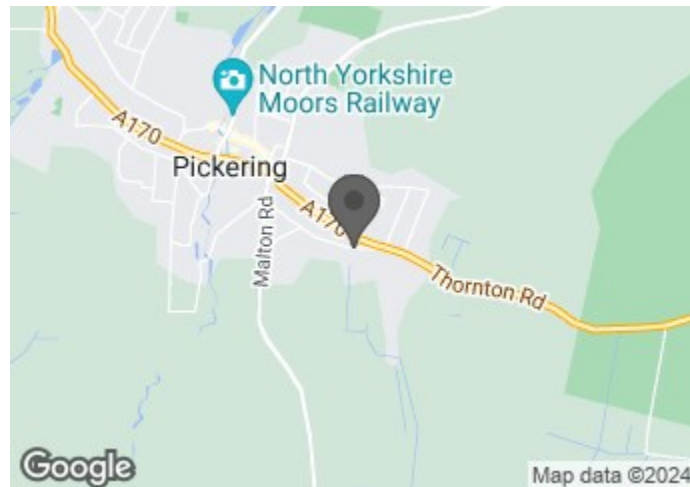


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

26 RYEBECK COURT
EASTGATE, PICKERING, YO18 7FA



A SPACIOUS TWO BEDROOM situated on the FIRST FLOOR of a McCarthy Stone Retirement Living development approx. 70 yards from a BUS STOP and within HALF A MILE OF PICKERING TOWN CENTRE.

ASKING PRICE £210,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

EASTGATE, PICKERING

2 BED | £210,000

SUMMARY

Ryebeck Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 41 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, en-suite bathroom and separate shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A CAR PARKING -PERMIT SCHEME APPLIES, CHECK WITH THE HOUSE MANAGER FOR AVAILABILITY.

Ryebeck Court is situated in Pickering, a traditional market town which has a good range of shops selling local produce as well as quality high street shops, supermarket and a regular monthly farmers market. The town has many historic attractions including the famous North York Moors Steam Railway. You can enjoy a wealth of things to do in this charming market town as well as visiting the many nearby attractions such as Castle Howard, Duncombe Park and some of the UK's prettiest villages including Thornton Le Dale, Hutton Le Hole and Goathland which was the setting for the fictional village of Aidensfield in the hit TV series 'Heartbeat'.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard

housing the boiler. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

LOUNGE

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door lead onto a separate kitchen.

KITCHEN

A modern fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM ONE

Generously sized bedroom benefiting from a built in wardrobe. Ceiling lights, TV and phone point.

ENSUITE

Fully tiled and fitted with suite comprising of level access shower with adjustable showerhead, handrail and glass shower screen; WC, vanity unit with wash basin and mirror above with shaving light; electric heated towel rail, extractor fan and emergency pull cord.

BEDROOM TWO

A second generously sized bedroom. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of shower cubicle with adjustable showerhead; WC, pedestal wash basin and mirror above with shaving light; electric heated towel rail, wall-mounted electric fan heater extractor fan and emergency pull cord.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,631.68 per annum (for financial year end 30th sept 2024)

CAR PARKING (PERMIT SCHEME)SUBJECT TO AVAILABILITY

Parking is by allocated space, please check with the House Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

LEASEHOLD INFORMATION

Lease length: 125 years from 2015

Ground rent: £495

Ground rent review: Jan 2030

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

