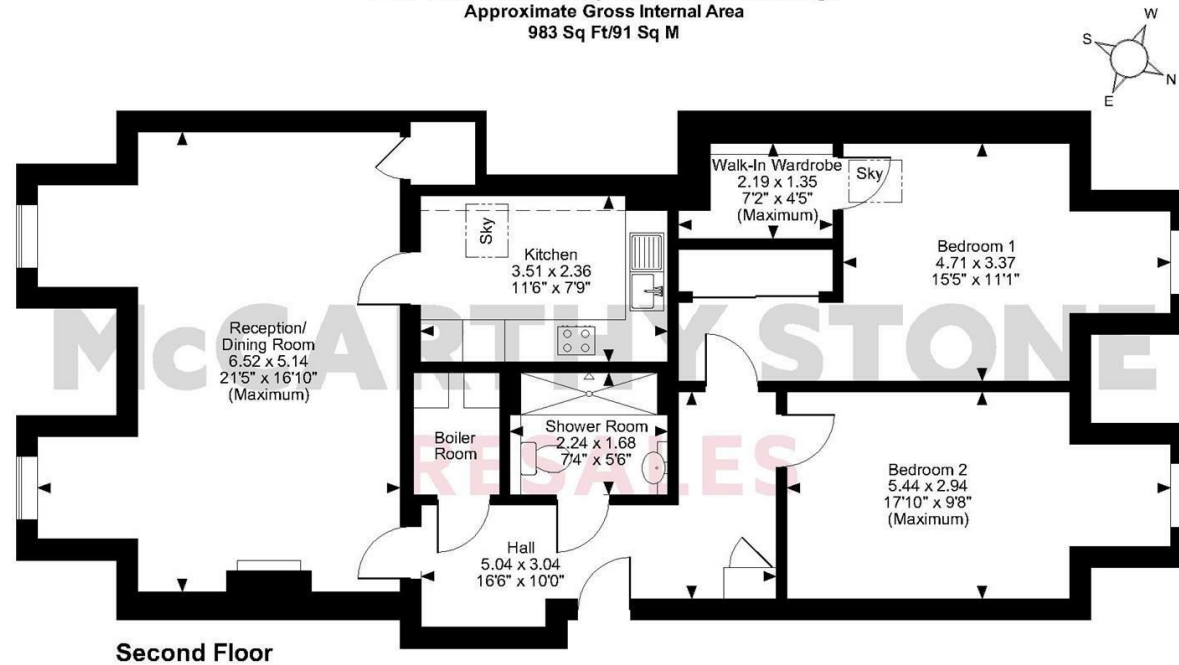
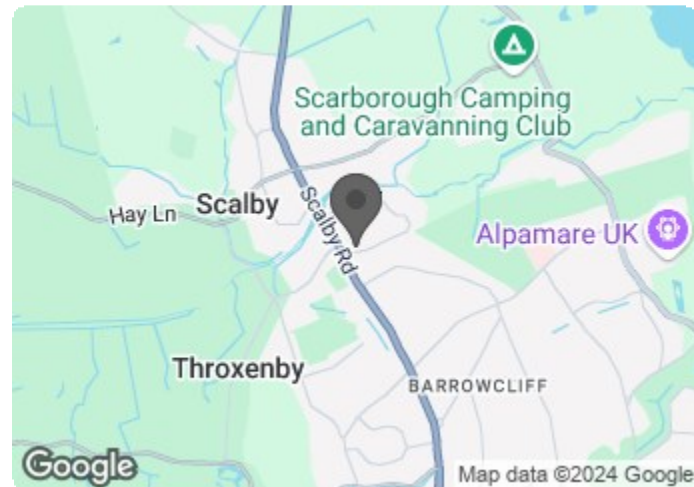


Alder View Court, Newby Farm Road, Scarborough  
Approximate Gross Internal Area  
983 Sq Ft/91 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8563508/MSS

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 37 Alder View Court

1A Newby Farm Road, Scarborough, YO12 6WA



**Asking price £225,000 Leasehold**

\*VIEWING ADVISED\* A Large (over 900 sq ft) Two bedroom EX SHOW APARTMENT, within an AWARD WINNING Retirement living development for the over 60's. Excellent local community amenities including supermarket, health care and sports clubs with the added benefit of public transport to Scarborough and the coast.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Alder View Court, 1A Newby Farm Road, Scarborough

2 bed | £225,000

**\*VIEWINGS ARE STRONGLY ADVISED\***

## Summary

Alder View Court is purpose built by McCarthy & Stone for retirement living and has won both gold awards for National Housing for Older People Award 2019 and best Commercial Garden Award 2018. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

## Local Area

Alder View Court is situated in the popular village of Newby in Scarborough and makes an ideal choice for your retirement. Newby has a great range of amenities including a Proudfoot supermarket, a pharmacy, dentist and a medical centre. It is also served by leisure facilities including a bowling club, tennis club and a cricket club. Scarborough North Cliff Golf Club is located less than 2 miles away. North and South-bound bus stops are located less than 200 yards from Alder View Court allowing you car free access to the sandy beach, shops, cafes and entertainment facilities in the centre of Scarborough.

## Apartment

This apartment is the largest in the entire complex at 84.46 square metre. The apartment was originally the show flat and is high spec throughout.

## 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 with washer dryer. Further

storage cupboard housing the meters. Storage Heater. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

## Lounge

A spacious lounge which has two dormer windows overlooking communal gardens has the benefits of a southerly aspect making this room bright and airy. There is ample space for dining and a feature fire with surround which acts as an attractive focal point. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets, storage heater and wall mounted heater. Storage cupboard with Hanging Rail. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with granite transformation kitchen work surfaces. Stainless steel sink with mono lever tap and drainer. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer and under pelmet lighting.

## Bedroom One

Generous bedroom with window overlooking communal grounds and additional sky light window. Built in mirror fronted wardrobes, walk-in storage cupboard with shelving. Ceiling lights, TV and telephone point, fitted carpets, raised electric power sockets and wall mounted heater.

## Bedroom Two

Double second bedroom which could be used for dining / study. Ceiling lights, TV point, fitted carpets, raised electric power sockets and wall mounted heater.

## Shower Room

Fully tiled and fitted with suite comprising walk-in double shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above, wall mounted heater and emergency pull cord for assistance.

## Car Parking

This apartment comes with an allocated car parking space included

## Service Charge

- House Manager
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge 4,026.23 per annum (for financial year end 30th June 2025)

## Leasehold Information

Lease Length: 999 years from 2017

Ground rent: £495 per annum

Ground rent review: January 2032

Managed by: McCarthy and Stone Management Services

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

## Additional Information & Services

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

