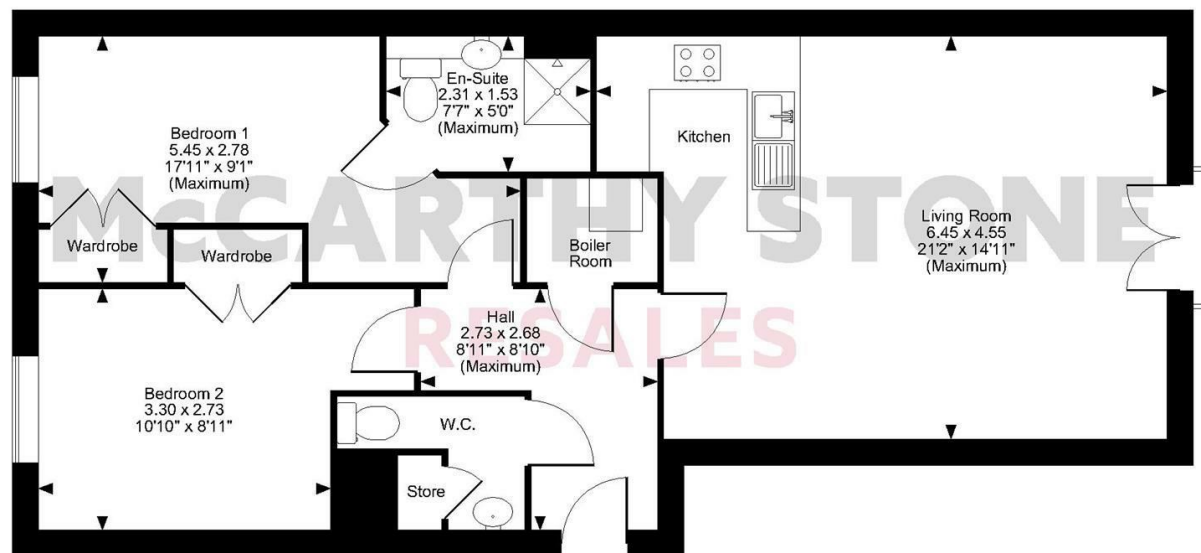
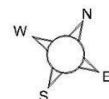


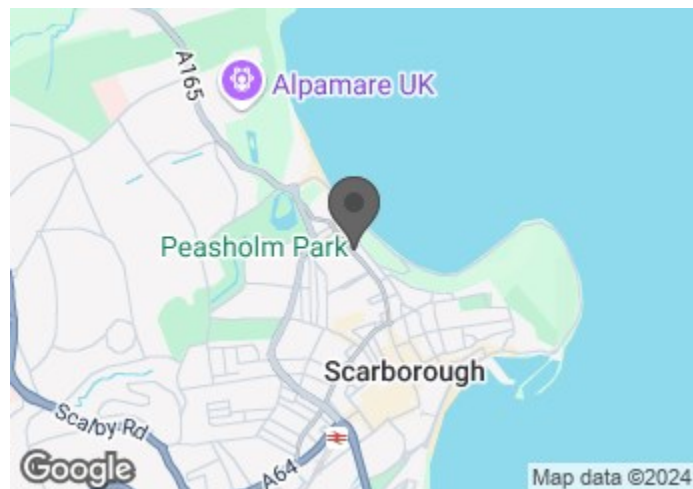
North Bay Court, North Marine Road, Scarborough
 Approximate Gross Internal Area
 703 Sq Ft/65 Sq M



Third 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			
(81-91) B		86	87
(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**

30 NORTH BAY COURT
 119 NORTH MARINE ROAD, SCARBOROUGH, YO12 7JD



A STUNNING two bedroomed retirement apartment with SPECTACULAR views overlooking the North Bay from the spacious living room. The master bedroom features an EN-SUITE bathroom and the apartment boasts a separate W.C.

ASKING PRICE £250,000 LEASEHOLD

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

119 NORTH MARINE ROAD, SCARBOROUGH

SUMMARY

North Bay Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 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 cloak room. The development includes a Homeowners' lounge, separate coffee area with computer 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. North Bay Court is situated in Scarborough, one of the North East's most popular coastal resorts, boasting golden beaches as well as a wealth of attractions and year round events. Known to many as the "Queen of the Yorkshire Coast", Scarborough caters for all ages and visitors and residents alike. The North Bay area of Scarborough is a mainly residential part of town which also has a selection of guest houses and small hotels and is less developed than South Bay. It is considered by many to be more natural and peaceful, yet still offers a great selection of attractions including the Sealife Centre with a range of marine life in the indoor and outdoor exhibits, the Oriental themes Peasholm Park with its natural ravine, boating lake and vast wealth of trees and flowers and the Scarborough Open Air Theatre; which has played host to many international performers including Elton John and Jose Carreras.

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 entrance hall - 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. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and bathroom.

LOUNGE

Very large living room with Juliette balcony that looks over North Bay from Sea Life to the castle. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Living room leads to fully fitted open open plan kitchen.

KITCHEN

Fully fitted open-plan kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, with microwave above, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM ONE

Built in wardrobe. Ceiling lights, TV and phone point. Door leads to en-suite shower room.

EN-SUITE SHOWER ROOM

Fully tiled and fitted with suite comprising of shower, WC, vanity unit with sink and mirror above.

BEDROOM TWO

Spacious second bedroom, built in wardrobe. Ceiling light, TV and phone point.

SEPARATE WC

Partially tiled with WC and pedestal wash basin, accessible from the entrance hall.

SERVICE CHARGE

- Cleaning of communal windows and including apartment
- 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,

2 BED | £250,000

exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,896.91 per annum (for financial year ending 31/03/2025)

CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASEHOLD INFORMATION

Lease length 125 years from 2013

Ground rent: £495 per annum

Ground rent review: Jan-28

ADDITIONAL INFORMATION & SERVICES

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

