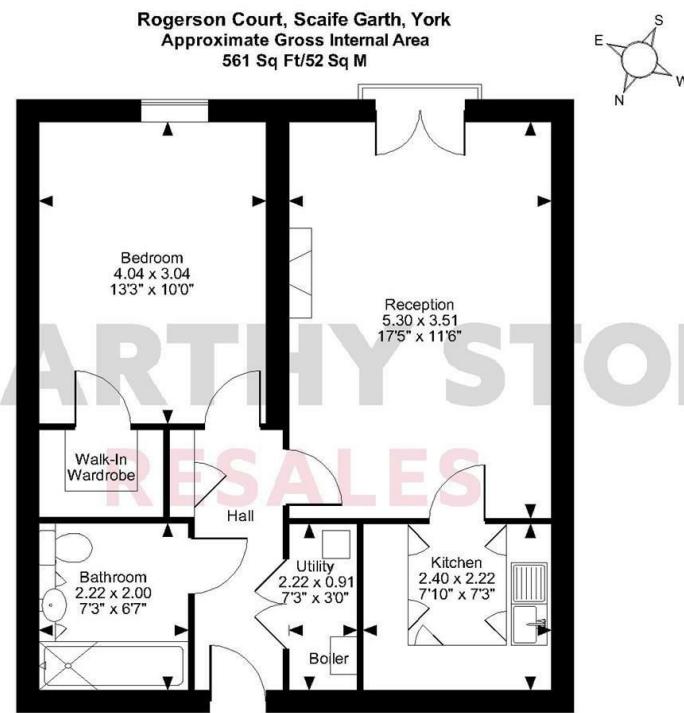


McCARTHY STONE RESALES

28 ROGERSON COURT SCAIFE GARTH, EAST RIDING, YO42 2SJ



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: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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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An IMMACULATE one bedroom FIRST FLOOR apartment in an with a JULIET BALCONY & PARKING SPACE , situated within a MCCARTHY STONE Retirement Living development CENTRALLY LOCATED to Pocklington's shops and amenities.

PRICE REDUCTION

ASKING PRICE £165,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

ROGERSON COURT, SCAIFE GARTH,

1 BEDROOMS £165,000

APARTMENT OVERVIEW

Rogerson Court is purpose built by McCarthy & Stone for independent retirement living, the development consists of 34 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 to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

LOCAL AREA

A busy market town, Pocklington sits at the foot of the stunning Yorkshire Wolds, offering plenty of beautiful green space and stunning surroundings for hikes, picnics, cycling and nature watching. It was once the second largest settlement in Yorkshire after York and has the honour of featuring in the Domesday book. Today, it offers a rich history, a diverse cultural calendar and plenty of amenities and services right on your doorstep.

The town's skyline is framed by the towers of the 15th century Church of All Saints, a must-visit for history buffs that boasts peaceful gardens and stunning architecture. Close to the town centre, Burnby Hall Gardens and Museum provides plentiful green space and is home to the National Collection of Hardy Water Lillies. Millington Wood is also a fantastic outdoor space to explore and Pocklington Canal offers scenic footpaths and walks. The canal has been named one of the top 10 places to see natural aquatic life in Britain. Lovers of culture should visit the Pocklington Arts Centre to experience its mixed programme of film, music, drama, dance, lectures, workshops and exhibitions.

Pocklington also offers a varied calendar of events including an annual beer celebration known as Pocktoberfest and the Flying Man Festival, which remembers Thomas Pelling, the 'Flying Man of Pocklington' who made an unsuccessful attempt in the 18th century to fly from the top of a local church using a pair of homemade wings.

With a town centre location this McCarthy and Stone

development has a number of amenities right on its doorstep including both Sainsbury's and Aldi supermarkets, as well as a variety of cafes, pubs, restaurants and shops.

CAR PARKING

The property comes with an allocated car parking space.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the washer dryer and Ventaxia air circulation unit. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Cupboard with meters and shelving. Doors lead to the lounge, bedroom and bathroom.

LOUNGE

A spacious lounge with ample room for dining has the benefit of French doors leading onto a Juliet balcony. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets and wall mounted electric fire. Full fibre internet connection. Partially glazed door leads onto a separate kitchen.

KITCHEN

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

BEDROOM

Generous bedroom with window overlooking communal grounds. Door leads onto a walk in wardrobe housing hanging rails and shelving. Ceiling lights, TV and telephone point, fitted carpets, raised electric power sockets and wall mounted electric heater.

SHOWER ROOM

Tiled and fitted with suite comprising of a walk in shower, raised height WC, vanity unit with sink and mirror above, wall mounted heater.

LEASEHOLD

Lease: 999 years from 1st Jan 2018

Ground rent: £425 per annum

Ground rent review: 1st Jan 2033

Managed by McCarthy and Stone Management Services

SERVICE CHARGE

- Cleaning of communal windows and external apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Tunstall 24-hour emergency call system
- Upkeep and maintenance of gardens and grounds
- Intruder-alarm system
- Camera door-entry system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- House manager and staff costs

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: £2,692.32 per annum (up to financial year end 30/06/2025).

ADDITIONAL INFORMATION & SERVICES

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

