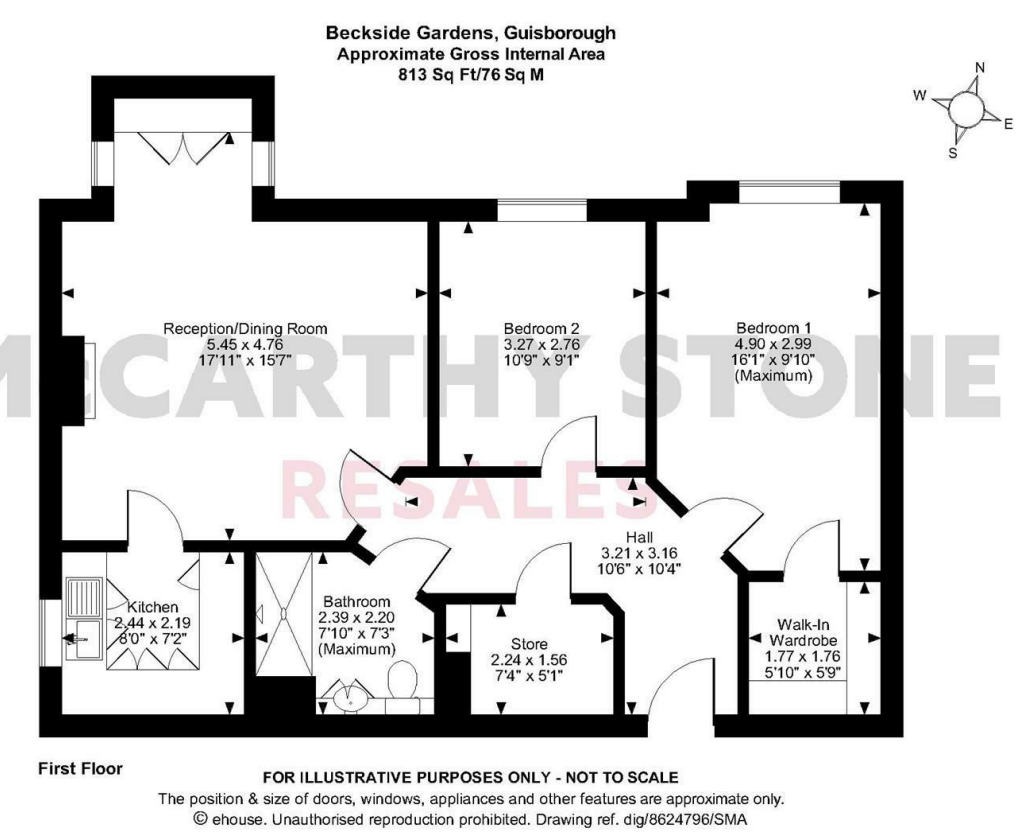


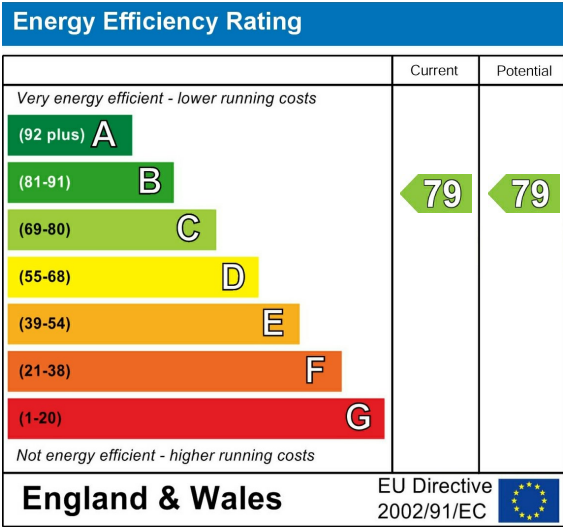
15 Beckside Gardens

Westgate, Guisborough, TS14 6DY

PRICE
REDUCED



Council Tax Band: C



PRICE REDUCTION

Offers in the region of £215,000 Leasehold

Welcome to Beckside Gardens in the charming town of Guisborough! This delightful apartment boasts, 2 bedrooms, good size living room and a modern bathroom. Situated in an over 60s development, this property offers a peaceful and secure environment for its residents. Don't miss the chance to make this apartment your new home sweet home!

Call us on 0345 556 4104 to find out more.

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.



Beckside Gardens, Westgate, Guisborough

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Beckside Gardens

Beckside Gardens, purpose-built by McCarthy & Stone, offers exceptional retirement living. The development features 40 stylish one- and two-bedroom apartments, designed for those over 60. For added peace of mind, there's a House Manager on site, along with a 24-hour emergency call system accessible via personal pendant alarms and strategically placed call points in the bathrooms and hallways.

The community is well-ventilated with a system that draws in fresh air from outside, ensuring a comfortable environment throughout. Residents can enjoy the beautifully landscaped gardens, spacious patio, a Homeowners' lounge, and a rooftop terrace — all perfect for socialising with family, friends, and neighbors.

Additional conveniences include a mobility scooter store with charging stations, a lift to all floors, and a guest suite for visiting family or friends (available to book for a small fee).

Local Area

Beckside Gardens is conveniently located just 300 yards from the heart of Guisborough, a historic market town nestled within



the unitary authority of Redcar and Cleveland in beautiful North Yorkshire. Known for its relaxed pace of life, Guisborough is surrounded by some of the region's most breathtaking scenery, with the North York Moors National Park, Tees Valley, and Eston Hills providing a picturesque backdrop.

Guisborough's charming Westgate offers a delightful mix of well-known brands and independent specialty shops, while Church Street and Chaloner Street boast a variety of hidden gems. The town's market, held twice a week throughout the year, remains a vibrant hub for the local community. In addition, residents benefit from the convenience of several major supermarket chains.

Regular bus services connect Guisborough to nearby destinations such as Whitby, Saltburn-on-Sea, Scarborough, and Middlesbrough, along with many neighboring villages and towns, making it easy to explore the surrounding area.

Entrance Hall

Front door with spy hole leads to the large entrance hall, there are illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency response pull cord system. From the hallway there is a door to a utility room which houses the washing machine and water heater and additional storage. Doors lead to the bedrooms, living room and bathroom.

Living room

A good size living room with two full length windows and ample space for dining. There is an electric fire with wood surround which creates an attractive focal point to the room; a Dimplex Duo storage heater, TV and telephone points and Sky/Sky+ connection point; Two ceiling lights, fitted carpet and raised electric power sockets.

Kitchen

Fully fitted kitchen with wood effect wall and base units and a granite effect roll top work surface. Stainless steel sink with mono block lever tap. Appliances include a raised level, built-in oven; ceramic hob with extractor hood over and a fitted integrated fridge and freezer finished with tiled splash-backs, under pelmet lighting and tiled flooring.



2 Bed | £215,000

Bedroom 1

Generously sized master bedroom with a walk-in wardrobe housing shelves and hanging rails. Central ceiling light, illuminated light switch, TV and telephone point and fitted carpet.

Bedroom 2/Study/Dining Room

A single bedroom which could be perfect as a study or dining room. Power sockets, central ceiling light and fitted carpet.

Shower Room

Fully tiled and fitted with suite comprising of a walk-in shower which has been adapted to be fully accessible to all; WC, vanity unit with wash basin and illuminated mirror above. Shaver point, heated towel rail, ceiling mounted extractor fan and tiled flooring. Wall mounted fan heater for extra warmth. Ceiling light with illuminated light switch and an emergency pull-cord.

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
- Cleaning to communal area

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 £4,516.56 per annum (for financial year end 30/09/2025)

Car Parking Permit Scheme

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

Leasehold Information

Lease length: 999 years from 2015
Ground rent: £495 per annum
Ground rent review: June 2030
It is a condition of purchase that residents must meet the age requirements of 60 years.



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