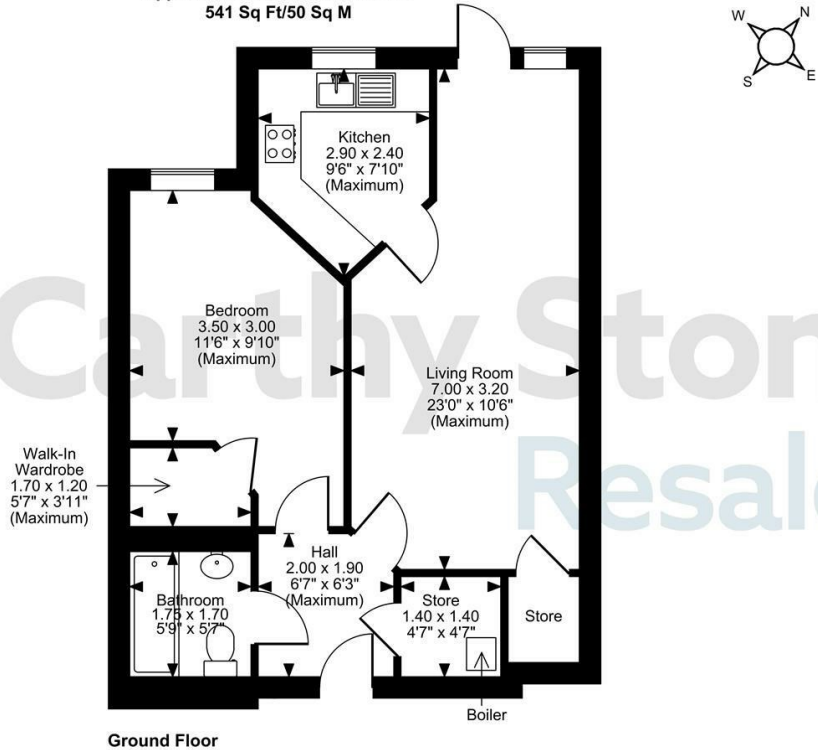


Alder View Court, Newby Farm Road, Scarborough
Approximate Gross Internal Area
541 Sq Ft/50 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634778/SS

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

10 Alder View Court

Newby Farm Road, Scarborough, YO12 6WA



Asking price £190,000 Leasehold

A DELIGHTFUL ONE BEDROOM apartment on the GROUND FLOOR with PATIO onto COMMUNAL GARDENS. Within a MCCARTHY STONE Retirement Living development for the OVER 60's located close to BUS STOPS and with EXCELLENT LOCAL COMMUNITY AMENITIES. This apartment has an owned parking space.

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

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.

Summary

Alder View Court was built by McCarthy & Stone purpose built for retirement living and won Housing for Older People Gold Award 2019. 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.

Entrance Hall

Front door with spy hole leads to the entrance 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 and the 24-hour emergency pull cord. Doors lead to the living room, bedroom and bathroom.

Lounge

Spacious lounge with door leading to patio. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with complimentary work surfaces over. 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

A spacious double bedroom, benefiting from a walk-in wardrobe with hanging rails and shelving. Ceiling lights, TV and phone point.

Shower Room

Majority tiled and fitted with suite comprising of walk-in shower with glazed screen, WC, vanity unit with sink and mirror above. Emergency pull cord.

Car Parking

A car parking space is owned with the apartment.

1 bed | £190,000

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

Service charge £2,684.04 per annum, (for financial year end 30/06/2025)

Lease Information

Tenure: Leasehold
Lease Length: 999 years from 2017
Ground rent: £425 per annum
Ground rent review: Jan- 32
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

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

