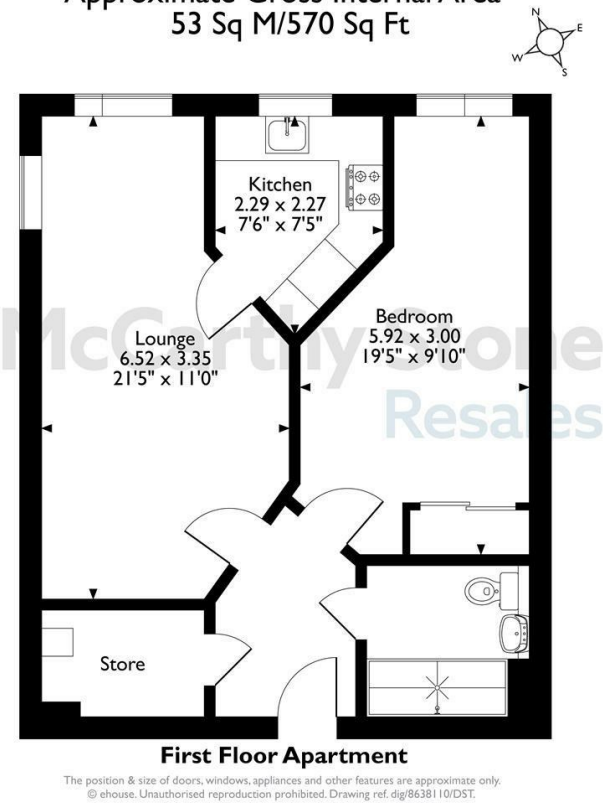


Ryebeck Court, Pickering  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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	

## 25 Ryebeck Court

Eastgate, Pickering, YO18 7FA



**Asking price £139,950 Leasehold**

A SPACIOUS one bedroom apartment situated on the FIRST FLOOR of a McCARTHY STONE Retirement Living development approx. 70 yards from a BUS STOP and within HALF A MILE OF PICKERING TOWN CENTRE.

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.



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# Eastgate, Pickering

### Summary

Ryebeck Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 41 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 development includes a Homeowners' lounge 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.

Ryebeck Court is situated in Pickering, a traditional market town which has a good range of shops selling local produce as well as quality high street shops, supermarket and a regular monthly farmers market. The town has many historic attractions including the famous North York Moors Steam Railway. You can enjoy a wealth of things to do in this charming market town as well as visiting the many nearby attractions such as Castlke Howard, Duncombe Park and some of the UK's prettiest villages including Thornton Le Dale, Hutton Le Hole and Goathland which was the setting for the fictional village of Aidensfield in the hit TV series 'Heatbeat'. 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 large entrance hall - the 24-hour 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 living room bedroom and shower room.

### Lounge

TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads into a separate kitchen.

### Kitchen

A modern fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

### Bedroom

Generously sized bedroom benefiting from a built in wardrobe with mirror fronting. Ceiling lights, TV and phone point.

### Shower Room

Fully tiled and fitted with suite comprising of level access double shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.



# 1 bed | £139,950

### 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, 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: £2,531.64 for the financial year ending 30th September 2025.

### Parking (Permit Scheme) subject to availability

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.

### Lease Information

Lease: 125 years from 1st January 2015  
Ground rent: £425 per annum  
Ground rent review: 1st January 2030

### Additional Information and Services

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

