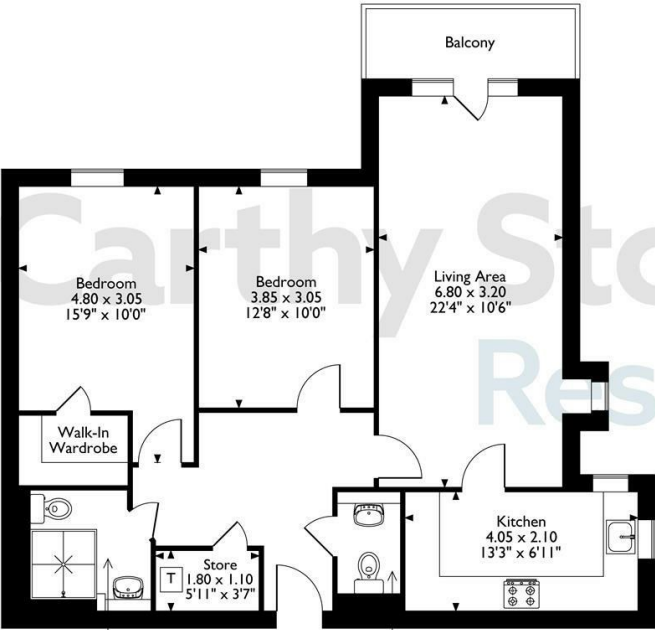


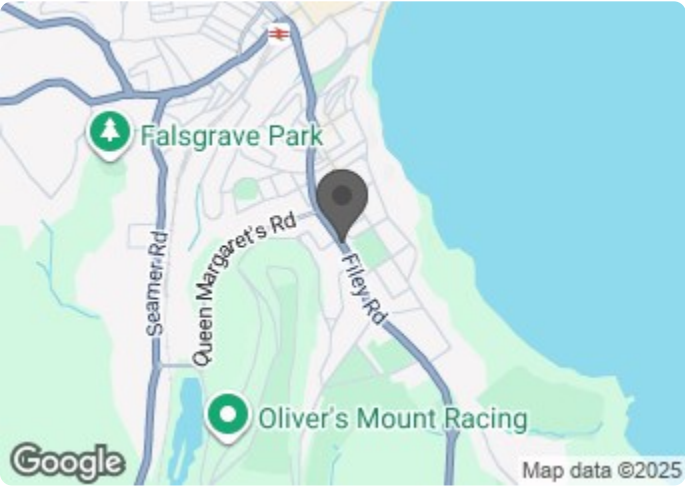
Sycamore Court, Apartment 28, 26, Filey Road, Scarborough  
Approximate Gross Internal Area  
78 Sq M/840 Sq Ft



First Floor

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		
(69-80) C	76	76
(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	

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.



## 28 Sycamore Court

Filey Road, Scarborough, YO11 2DZ



Asking price £230,000 Leasehold

Located on Filey Road in Scarborough, this two-bedroom retirement apartment (for over 70s) offers a bright living space, modern bathroom, and allocated parking. Conveniently close to local amenities and the coast.

Call us on 0345 556 4104 to find out more.



# Sycamore Court Filey 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

Available exclusively for those aged 70 and over, Sycamore Court is a thoughtfully designed development of 54 one and two-bedroom retirement apartments, enjoying stunning views towards Scarborough Castle and the surrounding coastline – truly one of the area's most picturesque settings.

The development offers excellent security and peace of mind, with 24-hour onsite staff, 365 days a year. Facilities include an onsite bistro serving freshly prepared meals and snacks, plus one hour of domestic assistance each week. Lift access throughout makes it easy to get around, and residents can enjoy a welcoming social lounge, a bright sun room with balcony, and a comfortable guest suite for visiting friends or family. Outside, a private car park is available to the rear of the property.

Each apartment is spacious, light, and designed for easy living. The fully fitted kitchens feature an integrated fridge/freezer, oven with ceramic hob, and stainless steel sink. Living rooms are bright and airy, offering a relaxing retreat, while the bedrooms benefit from walk-in wardrobes and quality fitted carpets. The level-access shower rooms are fully tiled and equipped with safety features such as easy-grip rails and non-slip flooring for added reassurance.

### Local Area

Conveniently located, the development is just a mile from a Tesco supermarket, with bus stops only 500 yards away offering regular services to the town centre, train station, and beyond. Scarborough Train Station provides direct connections to York and nearby

towns, while excellent road links via the A64 to York and Leeds, the A165 to Bridlington, and the A171 to Whitby make travelling by car straightforward.

Scarborough offers a wealth of things to see and do. Once known primarily as a seaside resort, it now boasts a vibrant cultural scene, with live theatres, creative arts centres, and museums. Annual highlights include the Scarborough Jazz Festival at the historic Scarborough Spa each September, and Seafest, a lively celebration of folk music, sea shanties, and local art along the harbour.

The area's beaches are stunning year-round. South Sands features an outer harbour for pleasure boats and yachts, with trips available around the bay. To the north lies the breathtaking North York Moors National Park, home to diverse wildlife, while to the south you can visit the world-famous Bempton Cliffs to see puffins, gannets, and spectacular sea views.

### Entrance Hall

The front door, complete with spy hole, opens into a welcoming entrance hall where the emergency response pull cord system is located. From here, you'll find access to a walk-in storage/airing cupboard, ideal for keeping household items neatly stored. The hall is fitted with illuminated light switches, a smoke detector, and a secure door entry system with intercom. Doors lead from the hallway to the lounge, bedrooms and shower room.

### Lounge

Bright and spacious dual-aspect living room with UPVC double-glazed French doors opening onto a walk-out balcony, offering pleasant views over the communal gardens. There is ample space for a dining area, along with a feature fireplace, two ceiling light points, TV and telephone points, and raised electric sockets for convenience. A partially glazed door provides access to the kitchen.

### Kitchen

Exceptionally spacious kitchen, fully fitted with a range of sleek cream high-gloss wall and base units with drawers, providing ample storage, complemented by roll-top work surfaces. The sink and drainer with mono-lever chrome tap are positioned beneath a large UPVC window, allowing plenty of natural light. Integrated appliances include a fridge/freezer, waist-height electric oven, and ceramic hob with extractor hood above. Additional features include tiled flooring, a radiator, under-counter lighting, ample power points, and a central ceiling light.

### W/C

A neutrally decorated, half-height tiled WC featuring a toilet and a basin set within a sleek high-gloss vanity unit.

# 2 bed | £230,000

### Bedroom One

A bright and spacious west-facing primary double bedroom featuring a large walk-in wardrobe. The room benefits from a UPVC double-glazed window, radiator, TV and telephone points, ceiling light, fitted carpet, raised electric sockets for convenience, and a 24-hour emergency response pull cord.

### Bedroom Two

A bright and spacious west-facing primary double room with floor-to-ceiling windows overlooking the communal gardens, allowing natural light to flood the space. Features include a UPVC double-glazed window, radiator, TV and telephone points, ceiling light, fitted carpet, raised electric sockets for convenience, and a 24-hour emergency response pull cord.

### Shower room

Partially tiled shower room fitted with a suite comprising a level-access walk-in shower with adjustable shower head and hand rail, WC, and vanity unit with inset sink and cupboard storage. Additional features include a chrome heated towel rail, 24-hour emergency response pull cord, and tiled flooring. A feature wall with illuminated mirror creates an attractive focal point to the space.

### Service Charge

Service Charge Includes:

- Cleaning of communal windows (outside only)
- 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 of communal areas
- Contingency fund (including internal and external redecoration of communal areas)
- Buildings insurance
- One hour of domestic support per week
- Care staff on-site 24 hours a day
- Operation of the on-site restaurant
- Intruder alarm system

Annual service charge: £14,228.71 (financial year ending 30/09/2026)

The service charge does not cover costs such as Council Tax, electricity, or TV. You may be entitled to benefits that can help offset these costs, such as Attendance Allowance (£3,500–£5,200 per year). For more information, please speak to your Property Consultant or Estates Manager.

### Leasehold Information

Lease length: 999 years from 1st Jan 2018  
Ground rent: £510 per annum  
Ground rent review: 1st Jan 2033  
Managed by: Your Life Management Services

### Additional Information & Services

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

