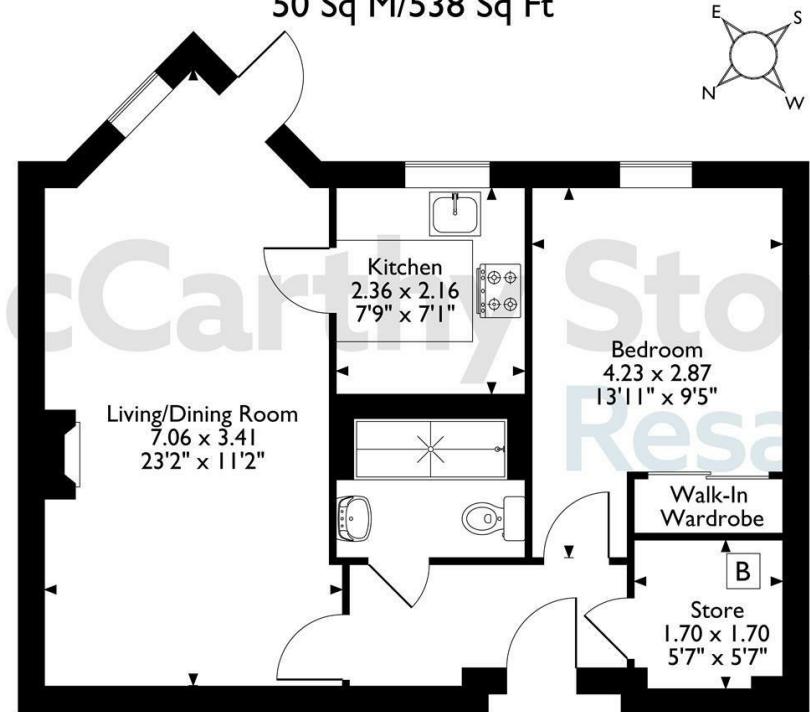


5, Beckside Gardens, Guisborough  
Approximate Gross Internal Area  
50 Sq M/538 Sq Ft



**Ground Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(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		



## 5 Beckside Gardens

Westgate, Guisborough, TS14 6DY



**Asking price £160,000 Leasehold**

A well-presented one-bedroom ground floor apartment with a private patio opening onto the communal gardens, set within a McCarthy Stone Retirement Living development just 300 yards from Guisborough town centre with its shops and local amenities.

**Call us on 0345 556 4104 to find out more.**

# 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.
- 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 was purpose-built by McCarthy Stone to provide a secure and welcoming environment for the over 60s. The development comprises 40 one and two-bedroom retirement apartments, thoughtfully designed for comfortable and independent living.

For added peace of mind, a dedicated House Manager is on site during the day, and a 24-hour emergency call system is in place, with call points in the bathroom and hallway as well as a personal pendant alarm.

The apartment is fully electric, with an Economy 10 meter providing 10 hours of off-peak electricity each day. A ventilation system ensures a constant flow of fresh air throughout the building.

Residents enjoy a range of excellent facilities, including a stylish Homeowners' lounge, a roof terrace, and beautifully landscaped gardens with a large patio area – ideal for socialising with family, friends, and neighbours. Additional conveniences include a mobility scooter store with charging points, a lift to all floors, and a comfortable guest suite available for visitors to book (additional charges apply).

## Local Area

Beckside Gardens is ideally located just 300 yards from the



McCarthy Stone



McCarthy Stone

**1 bed | £160,000**

heart of Guisborough, a historic market town within the unitary authority of Redcar and Cleveland, set against the beautiful backdrop of North Yorkshire. The town enjoys a relaxed pace of life and is surrounded by some of the region's most stunning scenery, bordered by the North York Moors National Park and overlooking the Tees Valley and Eston Hills.

Guisborough's Westgate, with its charm and character, offers a mix of well-known retailers and independent specialist shops. Nearby Church Street and Chaloner Street are home to a variety of hidden gems, while the twice-weekly Guisborough market has long been a popular focal point for the community and surrounding area. The town also benefits from a choice of major supermarkets for everyday convenience.

Excellent transport links make exploring the wider region easy, with regular bus services to Whitby, Saltburn-by-the-Sea, Scarborough, Middlesbrough, and a number of neighbouring towns and villages.

## Entrance Hall

The front door, with spy hole, opens into a spacious entrance hall where you'll find illuminated light switches, a smoke detector, the apartment's security door entry system with intercom, and the 24-hour Tunstall emergency response pull-cord system. From the hallway, a door leads to a useful utility room housing the washing machine, water heater, and providing additional storage. Further doors give access to the bedroom, living room, and bathroom.

## Living room

An attractive easterly-facing living/dining room with direct access to a private patio through a double-glazed door from the dining area. The room offers ample space for both living and dining furniture and features an electric fireplace, a Dimplex Duo storage heater, TV and telephone points, a Sky/Sky+ connection, two ceiling lights, fitted carpet, and raised power sockets. A partially glazed door leads through to the separate kitchen.

## Kitchen

A fully fitted kitchen featuring a range of wood-effect wall and base units complemented by granite-effect work surfaces. The stainless steel sink and drainer with mono-block lever tap is perfectly positioned beneath a window overlooking the development's gardens. Integrated appliances include a

raised-level oven, ceramic hob with extractor hood, fridge, and freezer. Additional features include tiled splashbacks, a tiled floor, under-pelmet lighting, and a central ceiling light.

## Bedroom

Generously sized bedroom with a fitted wardrobe and views over the communal gardens. There are ceiling lights, wall-mounted electric heater, raised power points, TV and phone points and an illuminated light switch.

## Shower Room

A fully tiled shower room fitted with a modern suite comprising a walk-in shower, WC, and vanity unit with wash basin and mirror above. Additional features include a shaver point, heated towel rail, wall-mounted fan heater for extra warmth, ceiling-mounted extractor fan, and tiled flooring. For convenience and peace of mind, there is a ceiling light with illuminated switch and an emergency pull-cord.

## 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.

## 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 annual service charge is £3127.45 for the financial year ending 30/09/2026.

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.

## Leasehold Information

Lease: 999 years from 1st June 2015

Ground rent: £425 per annum

Ground rent review: 1st June 2030

It is a condition of purchase that residents must meet the age requirements of 60 years.

## Additional Information & Services

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



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