

**25 Sycamore Court**

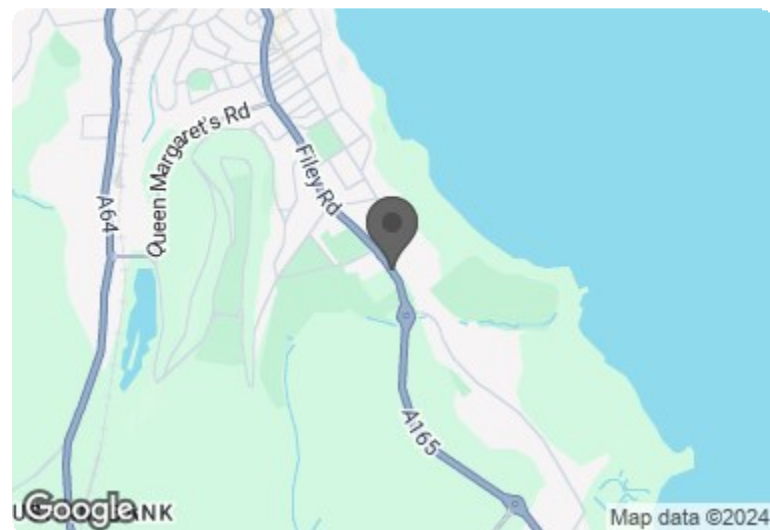
Filey Road, Scarborough, YO11 2DZ

**PRICE  
REDUCED**



Total floor area 68.0 sq. m. (732 sq. ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



**PRICE REDUCTION**

**Asking price £175,000 Leasehold**

A LARGER THAN AVERAGE one bedroom apartment with WALK OUT BALCONY located on the FIRST FLOOR of this McCARTHY STONE Retirement Living Plus development with an ON-SITE RESTAURANT, CQC registered CARE TEAM, ESTATE MANAGER and BESPOKE CARE PACKAGES. Located 70 yards from South Cliff BOWLING CLUB, and a third of a mile from South Cliff Clock Tower and gardens.

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

# Filey Road, Scarborough

## 1 Bed | £175,000

PRICE  
REDUCED

### Summary

Available exclusively for those over 70, Sycamore Court is a development of 54 one and two bedroom retirement apartments with views towards Scarborough Castle and the surrounding sea, making it one of the most beautiful spots in the area.

The development features excellent security systems including 24-hour, 365 days a year onsite staffing, an onsite bistro providing freshly prepared meals and snacks and 1 hour of domestic assistance each week. Furthermore, there's lift access throughout, so it's easy for residents to get around. Residents benefit from a social lounge, where you can relax and catch up with friends, as well as a sun room room with balcony. The guest suite is perfect for visitors and outside to the rear there is also a private car park.

The apartments are spacious and comfortable, offering a cosy atmosphere that will make you feel at home right away. Fully fitted kitchens include an integrated fridge/freezer, an oven with ceramic hob and a stainless steel sink. Through to the living room, you'll find a large, airy space that's ideal for relaxing and enjoying the peace and quiet. In the bedroom, you'll discover a walk-in wardrobe and carpet throughout, while the level access shower room is conveniently tiled and includes various safety features, such as easy grip rails and non-slip flooring.

### Local Area

The development is just a mile away from a Tesco supermarket and there are bus stops 500 yards away that take you to the town centre, train station and further afield. Scarborough train station has regular services to York and surrounding towns, while the development is easily accessed by road via the A64 to York and Leeds, the A165 to Bridlington, and the A171 to Whitby.

Scarborough has plenty of things to see and do. Once primarily a seaside resort, it's now also home to many cultural attractions, including live theatres, creative arts centres and museums. The annual Scarborough Jazz Festival is held at the historic Scarborough Spa every September, while another festival, Seafest, sees folk singers, shantymen, musicians and artists flock to the harbour to put on a not-to-be-missed show!

The beaches in Scarborough are not only a great place to visit in summer, but also the starting point to explore along the Yorkshire coast. South Sands has an outer harbour for pleasure boats and yachts, where you can take a trip out around the bay. Head further north to find the North York Moors National Park, full of birds and deer, or go down south to the world famous Bempton Cliffs, where you'll find puffins and gannets.

### Entrance Hall

Front door with spy hole leads to the entrance hall - the 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 lounge, bedroom and shower room.

### Lounge

Dual aspect room with UPVC double glazed window to the side and UPVC double glazed French doors leading to the balcony which offers pleasant views. Ample space for dining. Feature fireplace. Two ceiling lights, TV and telephone points. Raised electric power sockets. A partially glazed door leads into the kitchen.

### Kitchen

Exceptionally spacious and fully fitted with a range of cream gloss wall and base units and drawers with granite effect roll top work surfaces. Sink and drainer unit and mono-lever tap sit under the large UPVC window. Integrated fridge/freezer, waist height electric oven and ceramic hob with extractor hood over. Tiled flooring, radiator, under-counter lighting, power points and central ceiling light.

### Bedroom

Spacious double bedroom with large walk in wardrobe, UPVC double glazed window, radiator, TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets and 24-hour emergency response pull cord.

### Shower room

Partially tiled and fitted with suite comprising of level walk-in shower with adjustable shower head and hand rail, WC, vanity unit with sink, cupboard storage and illuminated mirror above. Heated chrome towel rail, 24-hour emergency response pull cord and tiled flooring.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £10,097.19 per annum (for financial year end 31/08/2025)

### Car Parking - subject to availability

Car parking spaces may be available to purchase or rent. Please contact your Property Consultant or Estates Manager.

### Leasehold Information

Lease length: 999 years from 2018  
Ground rent: £435 per annum  
Ground rent review Jan 2033  
Managed by: Your Life Management Services

### Additional Information & Services

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

