



16 Alder View Court Newby Farm Road, Scarborough YO12
Offers In The Region Of £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- EXCLUSIVE RETIREMENT COMMUNITY
- HOMEOWNERS COMMUNAL LOUNGE WITH REGULAR ACTIVITIES
- HOUSE MANAGER AND 24 HOUR CARELINE
- LOCATED WITHIN THE DESIRABLE NEWBY AREA OF SCARBOROUGH
- NO ONWARD CHAIN
- GROUND FLOOR RETIREMENT APARTMENT
- ONE BEDROOM WITH GENEROUS WALK-IN WARDROBE
- COMMUNAL LAWNED GARDENS

A well presented SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT located within a POPULAR RETIREMENT LIVING DEVELOPMENT on the highly regarded NORTH of SCARBOROUGH with the additional benefit of COMMUNAL LAWNED GARDENS and a MODERN KITCHEN and BATHROOM. The property is offered to the market with NO ONWARD CHAIN.

Alderview Court was constructed CIRCA 2017 by McCarthy and Stone and is an exclusive retirement community for the over 60's. The bespoke retirement property has facilities such as a camera door entry system, 24 hour careline, on-site house manager, homeowners communal lounge with regular social activities and rentable family rooms.

The accommodation briefly comprises; spacious entrance hall, the modern shower with three-piece suite, a double bedroom with generous walk-in wardrobe, the modern kitchen with a range of integrated appliances, a generous light and airy lounge/diner with door to the rear east facing patio area and storage cupboard and the store room/utility room. This bespoke retirement property lies a communal lounge which holds a variety of activities. Externally, the property benefits from an east facing patio and well-maintained communal lawned gardens.

Being located within Newby, the property affords excellent access to an abundance of amenities including local shops, supermarket, library, popular eating/drinking establishments, a doctors surgery, a regular bus route into town, popular schools plus excellent walks along Scalby beck and the old Scarborough to Whitby railway line which is ideal for dog owners and those with children.

Early internal viewing highly recommended as properties in this area seldom stay on the market for long. To arrange your viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR APARTMENT

Entrance Hallway

Bathroom
7'2" x 5'6"

Bedroom
11'1" x 9'6"

Wardrobe
5'6" x 3'11"

Lounge/Diner
18'0" x 10'5"

Kitchen
9'10" x 7'10"

Storage

Store/Utility Room
4'7" x 4'3"

External

The property benefits from an east facing patio and well-maintained communal lawned gardens.

Tenure/Maintenance

We have been informed by the vendor that the property is leasehold with approximately 999 remaining on the lease with a cost of £250 per month with the items listed below, included. Holiday lets are not permitted and only one pet is

allowed (a dog or cat). The property is based in a popular retirement development for those over 60.

Service charge includes:

- *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

Details

Council Tax Banding - C

LCAB 27102023



Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Whilst every attempt has been made to ensure the accuracy of the figures contained in the measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any errors or omissions on this document. This plan is illustrative and should be used as a guide only. Measurements were taken with a laser measure.

TOTAL FLOOR AREA: 477 sq.ft. (44.3 sq.m.) approx.



GROUND FLOOR
 477 sq.ft. (44.3 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	85
Potential	85

Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	
Current	
Potential	

Environmental Impact (CO₂) Rating

