



Apartment 2 Alder View Newby Farm Road, Scarborough
Offers In Excess Of £249,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Spacious Ground Floor leasehold apartment
- Two bedrooms
- Generous lounge with outside access and useful study room
- Modern Shower room
- Electric heating and Double Glazed
- Offered with vacant possession and No onward chain
- Off street parking space

A well presented SPACIOUS TWO BEDROOM GROUND FLOOR LEASEHOLD 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 during office hours, availability of a guest suite accessible to friends and relatives, homeowners communal lounge with regular social activities .

The accommodation briefly comprises; spacious entrance hall, the modern shower room with three-piece suite, a double bedroom with generous walk-in wardrobe, a further double bedroom, the modern kitchen with a range of integrated appliances, a generous light and airy lounge/diner with door to the 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 a patio and well-maintained communal lawned gardens and an allocated parking space.

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

Entrance Hall
11'1" x 9'6" max

Storage cupboard/ Utility
7'2" x 6'10"

Lounge
15'1" x 13'5"

Kitchen
7'10" x 7'2"

Study
7'2" x 5'6"

Master bedroom
15'8" x 9'6"

Walk in wardrobe
6'2" x 4'11"

Bedroom Two
16'0" x 9'2"

Shower Room
7'2" x 6'6"

Tenure

We have been informed by the vendor that the property is leasehold with 999 years from 2017. 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 is currently £4000 pa payable monthly plus a ground rent of £495 pa payable half yearly.

Service charge includes:

*House Manager (office hours)

- 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

Outside

The property benefits from a patio and well-maintained communal lawned gardens.

EPC and Council Tax

EPC - B

Council TAX Band D

Details prepared by/ Date

GV 04/03/24

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



Waste every attempt has been made to ensure the accuracy of the figures contained here, measurements made with electronic devices. TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.
 We do not warrant the accuracy of the information provided and accept no liability for any errors, omissions or omissions. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GROUND FLOOR
 764 sq.ft. (71.0 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	83
Potential	83

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
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