



## Stillington Road, Easingwold Guide Price £179,950

A fabulous 1 bedroom 2nd floor retirement apartment in McCarthy & Stone's luxuriously appointed Stillington Oaks which was built in 2016 specifically for "the discerning over 60's buyer seeking a new home to support active, secure and independent living without compromising on quality and style".

\*\*\* NO ONWARD CHAIN \*\*\*



## Overview

McCarthy & Stone's luxuriously appointed Stillington Oaks was purpose built in 2016, exclusively for the over 60's buyer seeking independent living without compromising on quality and style. The beautifully presented communal areas within Stillington Oaks include a lift and stairs to all floors, fabulous homeowners lounge, guest suite, delightful landscaped gardens, visitor parking and an option for an allocated apartment owner's parking space at an annual cost to be confirmed. Stillington Oaks also benefits from an onsite McCarthy & Stone House Manager and each apartment features a 24/7 Careline alarm service.



## Inside

The superbly appointed communal areas within Stillington Oaks include lifts and stairs to all floors, a fabulous residents lounge plus a visitor's guest suite.

A private reception hall with entry phone intercom leads off into an impressive 19'2" (5.84m) long open plan living room with feature fireplace, Juliet balcony overlooking the delightful communal gardens and access into a beautifully appointed kitchen that enjoys elevated rooftop views and features a range of integrated appliances to include fridge, freezer, dishwasher, hob and an elevated oven and grill.



Also off the hallway is a stylish shower room with larger than average walk-in shower and a useful utility room that provides excellent storage and additional appliance space with plumbing provisions for a washing machine.

The spacious 17'6" (5.33m) long double bedroom features a generous walk-in wardrobe and further elevated rooftop and communal garden views.

Other internal features of note underfloor heating, double glazing and secure entryphone access for visitors and guests.

## Outside

Externally Stillington Oaks offers beautifully landscaped communal gardens, visitor parking and an option for an allocated parking space, at a cost of £250 per annum

## Services

We have been informed by the Vendor that all mains services are connected to the property with the exception of gas.

## Energy Efficiency

This property's current energy rating is B (83) .

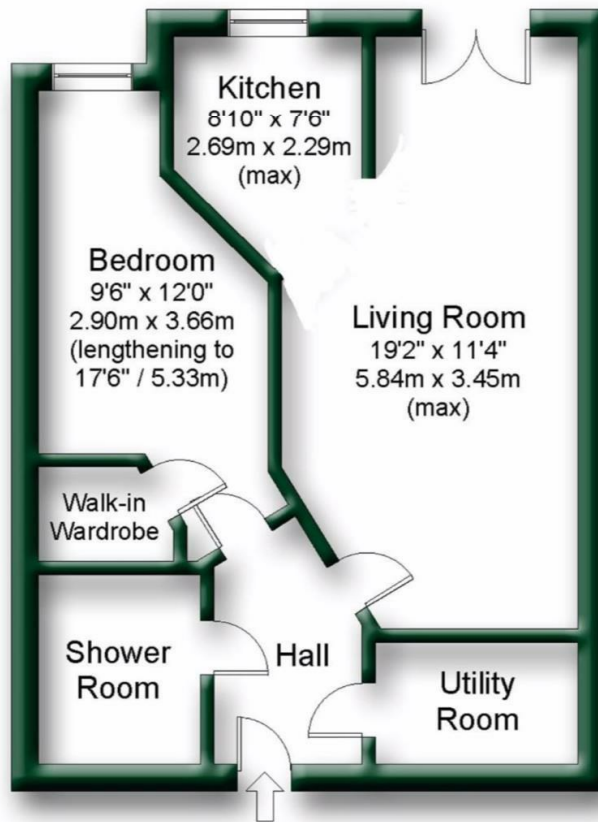
## Council Tax & Postcode

The property sits within North Yorkshire Council and is in tax band of B. The property's postcode is YO61 1GP.

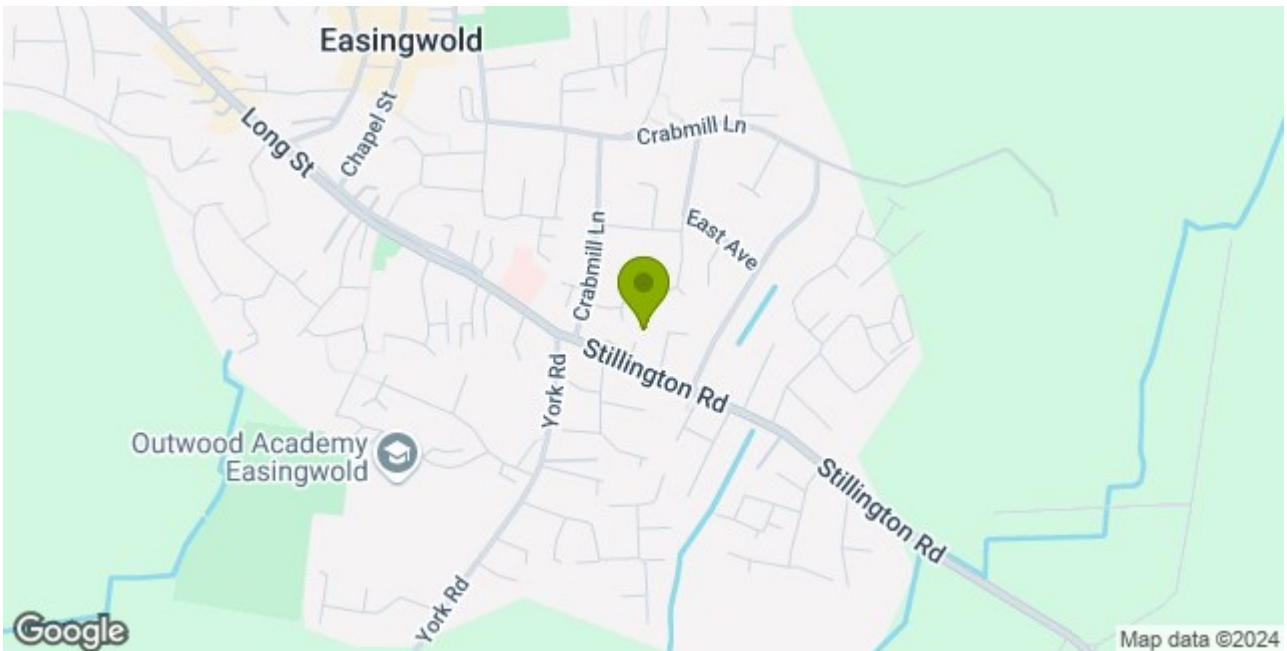
## Tenure & Agents Notes

Please note that the apartment is offered on Leasehold basis and is subject to an annual Service Charge which is currently £2207.93 annually and includes water rates, buildings insurance and the maintenance of all communal areas. In addition, there is a ground rent charge of £425 per annum.





Not to Scale.  
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### Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

### Associates

N Lawrence

