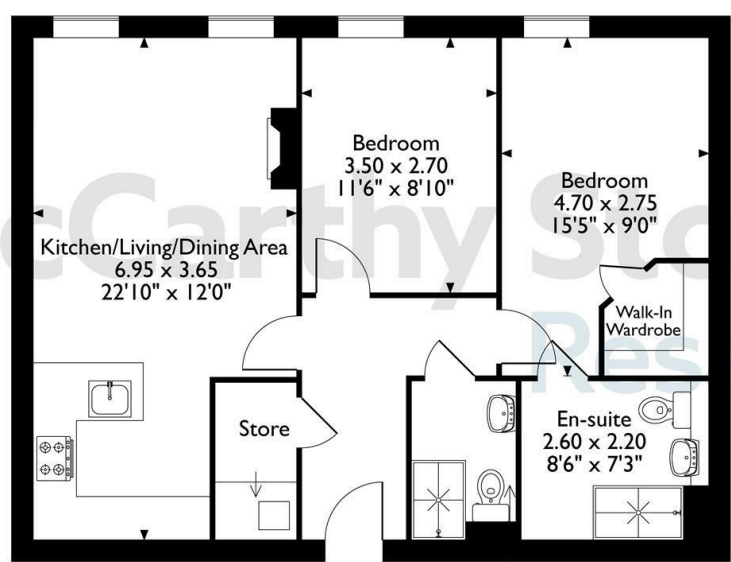
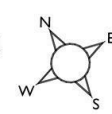
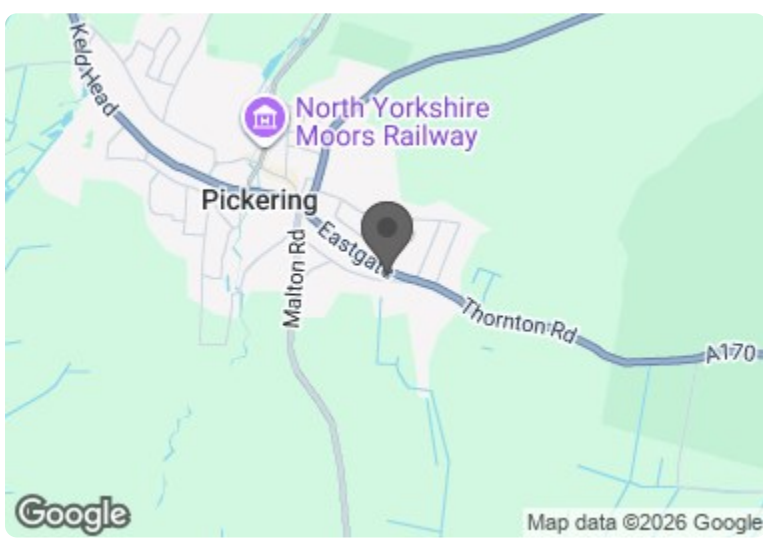


24, Rybeck Court, Pickering  
Approximate Gross Internal Area  
65 Sq M/700 Sq Ft



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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 86                      | 86        |
| (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 |           |

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. 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.

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Registered in England and Wales No. 10716544



## 24 Rybeck Court

Eastgate, Pickering, YO18 7FA



### PRICE REDUCTION

## Offers in the region of £100,000 Leasehold

An IMMACULATLY PRESENTED and MOVE-IN-READY TWO-BEDROOM, TWO-SHOWER-ROOM apartment featuring a bright OPEN-PLAN KITCHEN and LIVING AREA. Situated on the FIRST FLOOR of a well-maintained MCCARTHY STONE development, approximately HALF A MILE from PICKERING TOWN CENTRE, just 75 YARDS from a BUS STOP and ideally placed for exploring the NORTH YORK MOORS and YORKSHIRE COAST.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Ryebeck Court, Eastgate, Pickering

## 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.

## Ryebeck Court

Ryebeck Court is a McCarthy & Stone development purpose-built for retirement living, offering 41 one and two-bedroom apartments exclusively for the over-60s.

A dedicated House Manager is on site during working hours, providing day-to-day support and peace of mind. The service charge takes care of all external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates, security systems, and the energy costs for all communal areas, including the homeowners' lounge and laundry room.

Safety and security are a priority, with camera door-entry and a 24-hour emergency call system in place.

Residents can enjoy the homeowners' lounge as a social hub, while a guest suite is available for visiting family and friends (additional charges apply).

A car parking permit scheme operates at the development — availability to be confirmed with the House Manager.

## Local area

Ryebeck Court is set in the heart of Pickering, a traditional market town with shops, a supermarket and monthly farmers' market just half a mile away.



# 2 Bed | £100,000

shower screen, adjustable showerhead and handrail; WC, vanity with wash basin and mirror with shaving light above. Electric heated towel rail, wall mounted electric fan heater and emergency pull-cord.

## Bedroom Two

A good sized second bedroom with ample space for a double bed and bedroom furniture. Window overlooking Eastgate, TV and telephone points and raised power points.

## Shower room

Fully tiled and fitted with a shower cubicle with glass shower screen, adjustable showerhead and handrail; WC, pedestal wash basin and mirror with shaving light above. Electric heated towel rail, wall mounted electric fan heater and emergency pull-cord.

## Service Charge

- 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

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.

Service charge: £3,984.12 per annum (for financial year end 30/09/26)

## 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.

## Leasehold Information

Lease length: 125 years from 2015  
Ground rent: £495 per annum  
Ground rent review date: Jan 2030  
Managed by McCarthy Stone Management Services  
It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Additional Information & Services

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



PRICE  
REDUCED