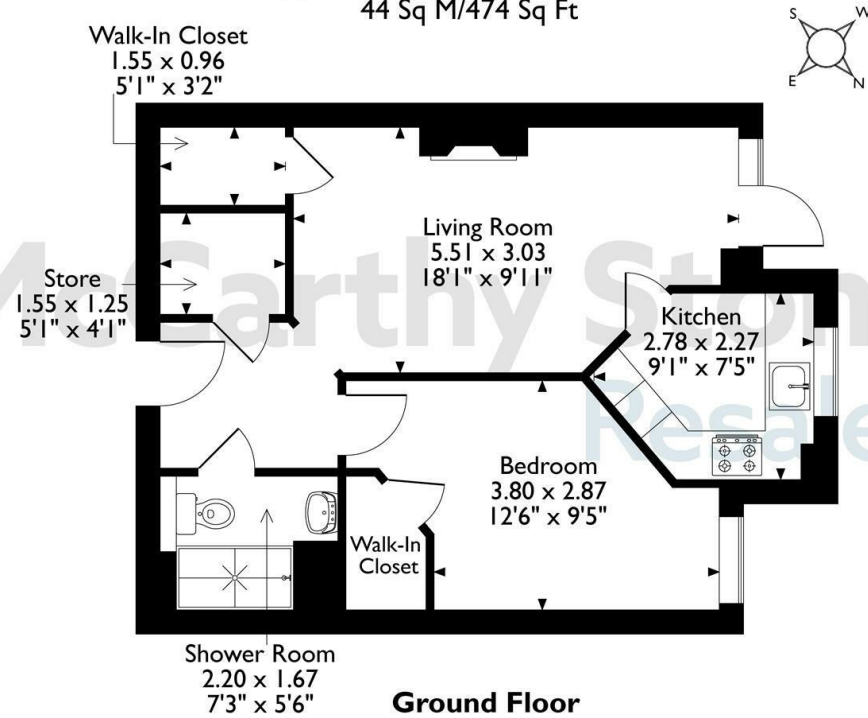
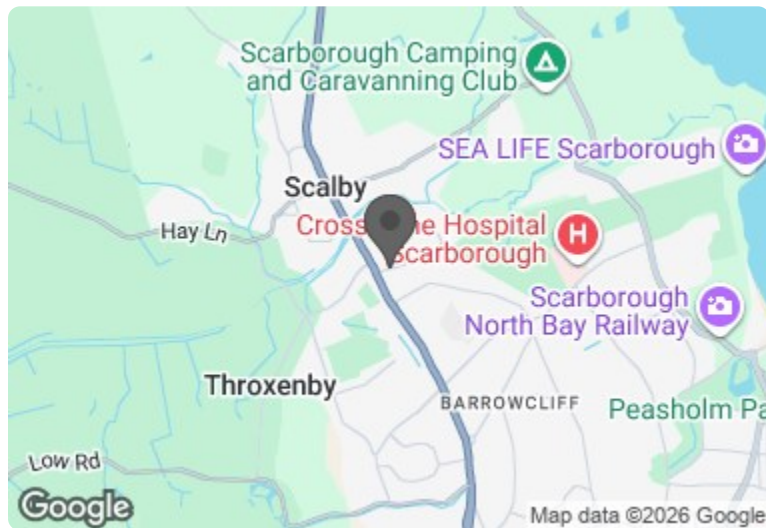


Alder View Court, Apartment 9, 1A, Newby Farm Road, Scarborough  
Approximate Gross Internal Area  
44 Sq M/474 Sq Ft



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 |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | <b>84</b>               | <b>84</b> |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <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.

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Registered in England and Wales No. 10716544



## 9 Alder View Court

Newby Farm Road, Scarborough, YO12 6WA



**PRICE REDUCTION**

**Asking price £175,000 Leasehold**

A delightful one-bedroom ground floor apartment with a private patio leading onto the communal gardens, offered with no onward chain and ready to move into. Ideally located for the over 60s, close to bus stops and excellent local amenities.

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

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

# Alder View Court, 1A Newby Farm Road,

## 1 Bed | £175,000

PRICE  
REDUCED

### 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 that can assist with service charges or living costs.
- 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.

### Summary

Alder View Court is an award-winning McCarthy Stone retirement development, purpose-built for the over 60s and winner of the Housing for Older People Gold Award 2019. The development offers 42 one and two-bedroom apartments.

Homeowners benefit from a House Manager during office hours, a 24-hour emergency call system, and a camera door entry system linked to the TV for added peace of mind.

The service charge covers external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates, security, and energy costs for the homeowners' lounge and communal areas.

### Local Area

Alder View Court is situated in the popular village of Newby, Scarborough, making it an ideal choice for retirement living. Newby offers a great range of local amenities, including a Proudfoot supermarket, pharmacy, dentist and medical centre.

The area also benefits from nearby leisure facilities, including a bowling club, tennis club and cricket club, with Scarborough North Cliff Golf Club less than two miles away.

North and southbound bus stops are located less than 200 yards from Alder View Court, providing easy car-free access to Scarborough's sandy beach, shops, cafés and entertainment facilities.

### Entrance Hall

Front door with spyhole leading to the entrance hall, with walk-in storage/airing cupboard, illuminated light switches, smoke detector, door entry intercom and 24-hour emergency pull cord. Doors lead to the living room, bedroom and bathroom.

### Lounge

Spacious lounge with patio access, TV and telephone points, two ceiling lights, fitted carpet and raised electric sockets. Part-glazed door leads to the separate kitchen.

### Kitchen

Fully fitted kitchen with modern wall and base units, complementary worktops, stainless steel sink with drainer, built-in oven, ceramic hob with extractor, integrated fridge/freezer and under-pelmet lighting.

### Bedroom

Spacious double bedroom with walk-in wardrobe, hanging rails and shelving, ceiling lights, TV point and phone point.

### Shower Room

Majority tiled and fitted with suite comprising of walk-in shower with glazed screen, WC, vanity unit with sink and mirror above. 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £2,977.85 per annum, (for financial year end 30/06/2027)

### Lease Information

Tenure: Leasehold  
Lease Length: 999 years from 2017  
Ground rent: £425 per annum  
Ground rent review: Jan- 32  
Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

### Additional Information & Services

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

