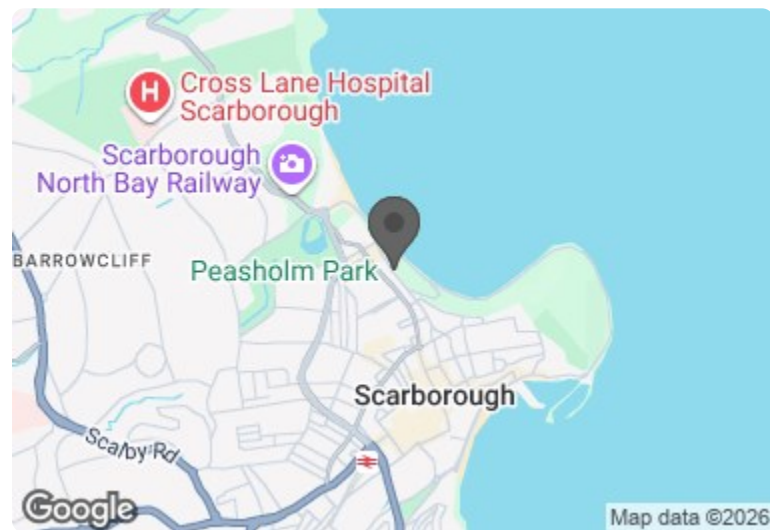


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The position & size of doors, windows, appliances and other features are approximate only.
□ Denotes restricted head height
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(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	

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Registered in England and Wales No. 10716544



37 North Bay Court

119 North Marine Road, Scarborough, YO12 7JD

PRICE REDUCED



PRICE REDUCTION

Asking price £220,000 Leasehold

NO ONWARD CHAIN - READY TO MOVE INTO.

A bright and energy-efficient two-bedroom Retirement Living apartment situated on the top floor, with lift and stair access, enjoying sea views across North Bay from every window.

Most of the furniture and contents can be purchased by separate negotiation (including two TVs, kitchenware, one double bed, two sofa beds and bedding), offering the option of near-immediate occupation.

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119 North Marine Road, Scarborough

2 Bed | £220,000

PRICE
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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

North Bay Court was purpose built by McCarthy & Stone for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, 2 bedrooms, good size lounge with study area, shower room, two enclosed storage areas, Vent-Axia air filter system. The development includes a Homeowners' lounge, separate coffee area with computer and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking - permit scheme applies, check with the House Manager for availability.

North Bay Court is situated in Scarborough, one of the North East's most popular coastal resorts, boasting golden beaches as well as a wealth of attractions and year round events. Known to many as the "Queen of the Yorkshire Coast", Scarborough caters for all ages and visitors and residents alike. The North Bay area of Scarborough is a mainly residential part of town which also has a selection of guest houses and small hotels and is less

developed than South Bay. It is considered by many to be more natural and peaceful, yet still offers a great selection of attractions nearby, including the Sealife Centre, Peasholm Park with its oriental gardens, walks and boating lake, the Open Air Theatre, several children's adventure areas and a miniature railway, a cinema and a wide variety of shops, banks, restaurants and pubs, several theatres, the railway and bus stations all within walking distance for the mobile. Scarborough Cricket Club is across the road which hosts the annual Cricket Festival and some Yorkshire County matches. A variety of events take place on the promenade below including the Tour de Yorkshire in some years.

It is a condition of purchase that residents must meet the age requirements of 60 years, a second resident has to be over 55 years.

Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and shower room.

Lounge

UPVC double glazed window with stunning views over the North Bay and Scarborough Castle. remote control velux window. Feature fire with fitted electric fire. TV and telephone points. Ceiling lights. Fitted carpets, raised electric power sockets. The study area and living room leads to fully fitted open plan kitchen.

Kitchen

White wall and base units with stainless steel sink with mono block lever tap, contemporary work top and breakfast bar. Built-in oven and microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting, remote control velux window, UPVC double glazed window with sea views.

Bedroom One

Large walk in wardrobe. UPVC double glazed window with sea views, ceiling light, TV and phone point.

Bedroom Two

UPVC double glazed window with sea view, ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

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.

The service charge is £4,379.59 for financial year ending 31/03/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Parking (Permit Scheme) subject to availability

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 1st Jan 2013

Ground rent: £495 per annum

Ground rent review: 1st Jan 2028

Managed by: McCarthy Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years old, a second resident must be over 55 year.

Additional Information & Services

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

