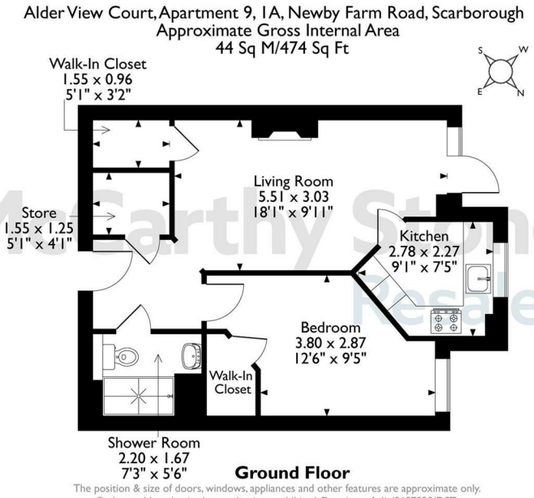
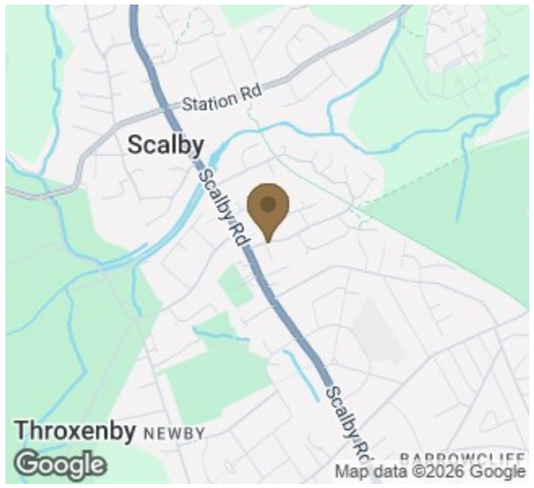
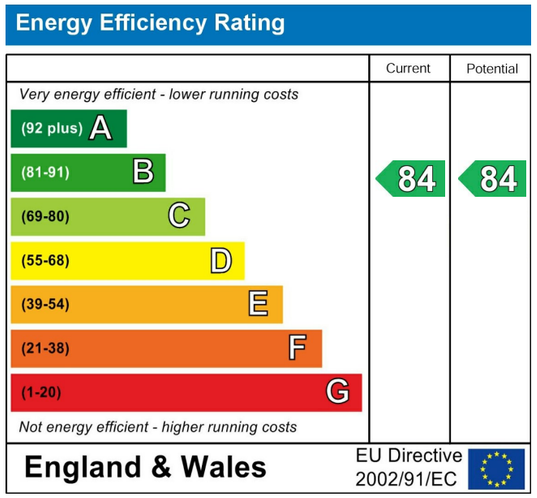
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

9 Alder View Court

Newby Farm Road, Scarborough, YO12 6WA

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 9 Alder View Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A ground floor apartment with patio
- Spacious one-bedroom retirement apartment
- Fully redecorated throughout for sale
- Direct access to a private patio area
- Bright and spacious lounge
- Separate modern fitted kitchen
- Integrated kitchen appliances
- Generous double bedroom with walk-in wardrobe
- Modern shower room with walk-in shower
- 24-hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

9 Alder View Court, Scarborough

1 | 1 | Asking price £165,000

Development Overview

Alder View Court is an award-winning McCarthy Stone retirement development, exclusively designed for the over 60s and winner of the Housing for Older People Gold Award 2019. Situated in the popular village of Newby, Scarborough, the development comprises 42 one and two-bedroom apartments, offering comfortable, independent retirement living.

Homeowners benefit from a welcoming communal lounge, a House Manager during office hours, a 24-hour emergency call system and a camera door entry system linked to their television. The service charge includes external maintenance, landscaped gardens, window cleaning, buildings insurance, water rates and the upkeep of communal areas.

Ideally located for everyday convenience, Newby offers a range of local amenities, including a Proudfoot supermarket, pharmacy, dentist and medical centre. Nearby leisure facilities include bowling, tennis and cricket clubs, with Scarborough North Cliff Golf Club less than two miles away.

Bus stops within 200 yards provide convenient access to Scarborough's sandy beaches, shops, cafés and entertainment, making Alder View Court an excellent choice for an enjoyable and independent retirement.

Apartment Overview

This spacious one-bedroom retirement apartment at Alder View Court has been fully redecorated throughout in preparation for sale, offering a fresh, welcoming interior ready for its new owner to enjoy.

The entrance hallway provides access to all rooms and benefits from a useful walk-in storage/airing cupboard, door entry intercom and illuminated light switches.

The bright and spacious lounge features direct access to a private patio area, providing a pleasant outdoor space. A separate fitted kitchen offers modern wall and base units, complementary worktops and integrated appliances, including an oven, ceramic hob, extractor hood and fridge/freezer.

The generously sized double bedroom benefits from a walk-in wardrobe with hanging rails and shelving, providing excellent storage.

The modern shower room features a walk-in shower with glazed screen, WC, vanity unit with wash basin and mirror.

Further benefits include electric heating, raised electrical sockets and a 24-hour emergency call system, offering comfort, convenience and peace of mind.

Landscaped Gardens

One of the main social hubs of Alder View Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Social Lifestyle

The Communal Lounge is at the heart of the community at Alder View Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

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

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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 (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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.

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.