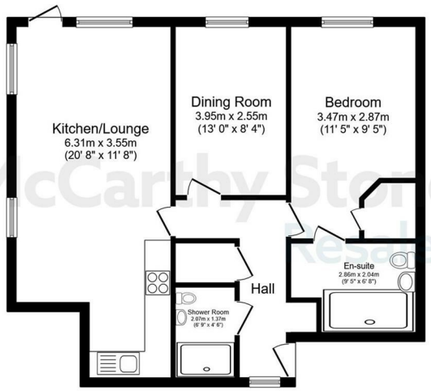
Excellent

Trustpilot

McCarthy & Stone
Resales.

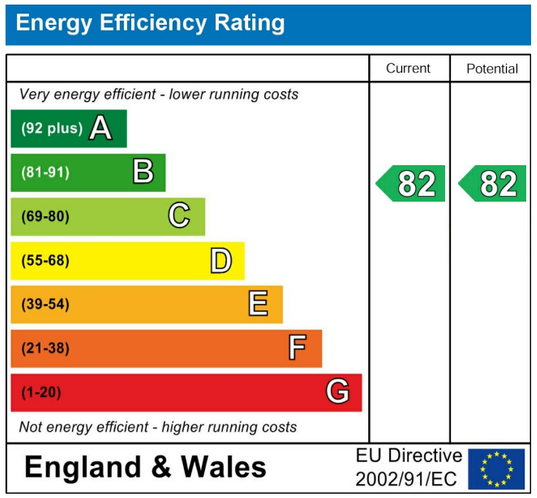


Ground Floor

Total floor area 67.7 sq.m. (728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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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







10 Stillington Oaks

Stillington Road, York, YO61 3GP

2 2 Council Tax Band: D

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 10 Stillington Oaks could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £285,000
Leasehold

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

Why you'll love living here:

- A two bedroom retirement apartment situated on the ground floor
- Direct access to patio area and triple aspect.
- Ensuite shower room to master bedroom
- House Manager
- Lift to all floors
- Guest suite for friends and family
- Close to Easingwold market and centre
- No Chain
- Part exchange scheme available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

10 Stillington Oaks, York

2 | 2 | Asking price £285,000

Summary

Stillington Oaks was built by McCarthy & Stone purpose built for retirement living. The development consists of 37 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, en-suite bathroom and separate shower room. The development includes a Homeowners' lounge 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. A CAR PARKING -PERMIT SCHEME APPLIES, CHECK WITH THE HOUSE MANAGER FOR AVAILABILITY.
Stillington Oaks is located in the beautiful North Yorkshire town of Easingwold. This historic market town enjoys a relaxed pace of life and is tucked away, surrounded by some of the region's most stunning scenery. Easingwold is located just 12 miles north of York which is a firm favourite with tourists from all over the world who come to see this historic and striking city. There are a range of shops and facilities in Easingwold, from butchers and bakers to several small supermarkets and banks all located in the centre around the Market Place and Long Street. The Galtres Centre in the heart of Easingwold is host to a range of clubs and activities as well as being a venue for shows and performances. There are good transport links by both road and bus to areas both locally and regionally with the A19 connecting Easingwold to York heading south and to Thirsk and Middlesborough heading north. Regular bus services operate from Easingwold providing connections to York, Thirsk and Helmsley along with several villages and towns in the area.

Entrance Hall

Front door with spy hole leads to the large 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 currently housing the washing machine and Gledhill Pulsacoil water heater. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom

Lounge

A beautifully bright, dual aspect lounge enjoying a sunny southerly aspect, with French doors opening onto a private patio area with space for outdoor furniture. Two additional side windows flood the room with natural light, creating a bright and welcoming living space. The room comfortably accommodates both lounge and dining furniture and leads seamlessly into the open plan kitchen.

Kitchen

Fully fitted kitchen with with a range of white matte wall and base cupboards and drawers with work surface. Stainless steel sink with mono block lever tap sits below the window with blind. Built-in oven with space above for a microwave, four ring ceramic hob with extractor hood and fitted integrated fridge and freezer.

Bedroom One

Spacious bedroom with a sunny south west facing aspect and the benefit of a walk-in wardrobe with shelving and hanging rails.

En-suite Bathroom

Fully tiled and fitted with suite comprising of walk in shower with glass screen and grab rail. WC, vanity unit with sink and mirror above. Electric wall heater.

Bedroom Two

Double second bedroom which could also be used for dining or hobby / study room. This room also has a south west aspect.

Shower Room

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

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, to find out more about service charges please contact your Property Consultant or House Manager

Annual Service Charge: £4,623.28 for the financial year ending 30/09/2027.

Car Parking Permit Scheme- subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease: 999 years from 1st Jan 2016
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Moving Made Easy & Additional Information

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.
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













