



HUNTERS[®]
HERE TO GET *you* THERE



Filey Road, Scarborough

£120,000



Sycamore Court is an exclusive thoughtfully designed development of 54 one and two-bedroom retirement apartments, reserved for those aged 70 and over. Nestled in a prime location with stunning views of Scarborough Castle and the surrounding sea, it offers one of the most picturesque settings in the area.

Residents enjoy peace of mind thanks to a robust security system, including friendly on-site staff available 24 hours a day, 365 days a year. Along with one hour of domestic assistance included each week, there is an on-site bistro serving freshly prepared meals and snacks. Lift access throughout the building ensures all areas are easily accessible.

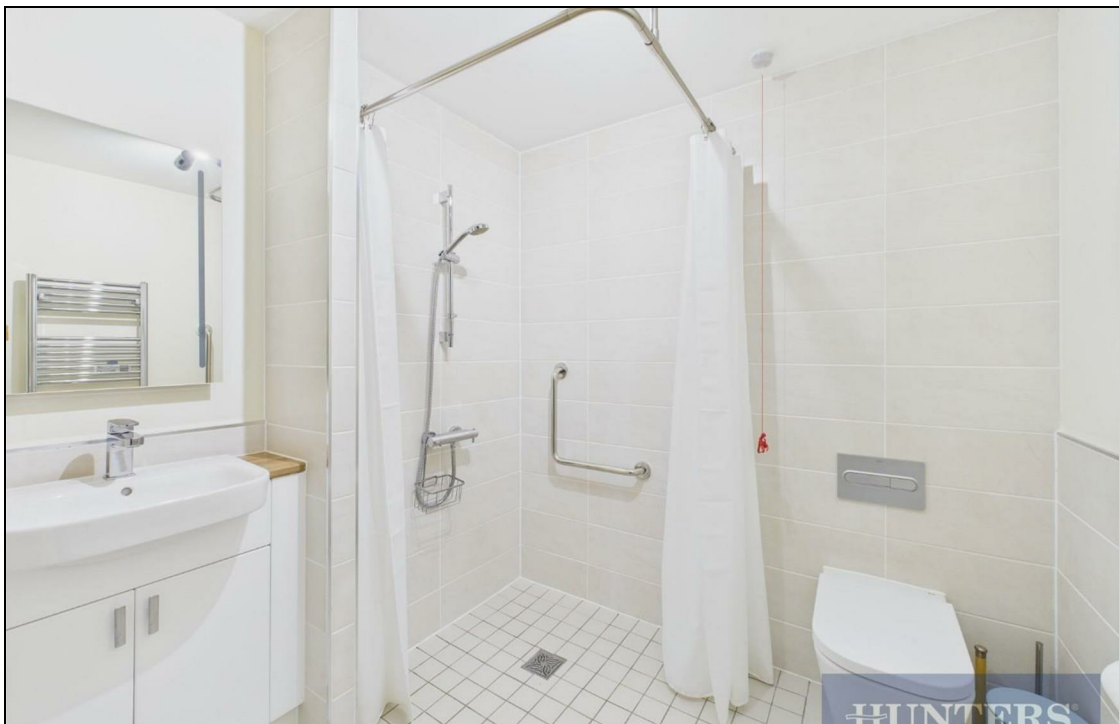
Community spaces are designed for comfort and connection. A welcoming social lounge provides the perfect spot to relax and catch up with friends, while the sunroom with balcony offers a light-filled retreat. For visiting friends or family, a well-appointed guest suite is available.

The apartment is generously proportioned, combining comfort with practicality. The fully fitted kitchen features an integrated fridge/freezer, ceramic hob with oven, and a stainless steel sink. The spacious living area is bright and airy—ideal for quiet relaxation. The bedroom includes a walk-in wardrobe and is carpeted throughout for added warmth and comfort. The level-access shower room is fully tiled and designed with safety in mind, including easy-grip handrails and non-slip flooring.

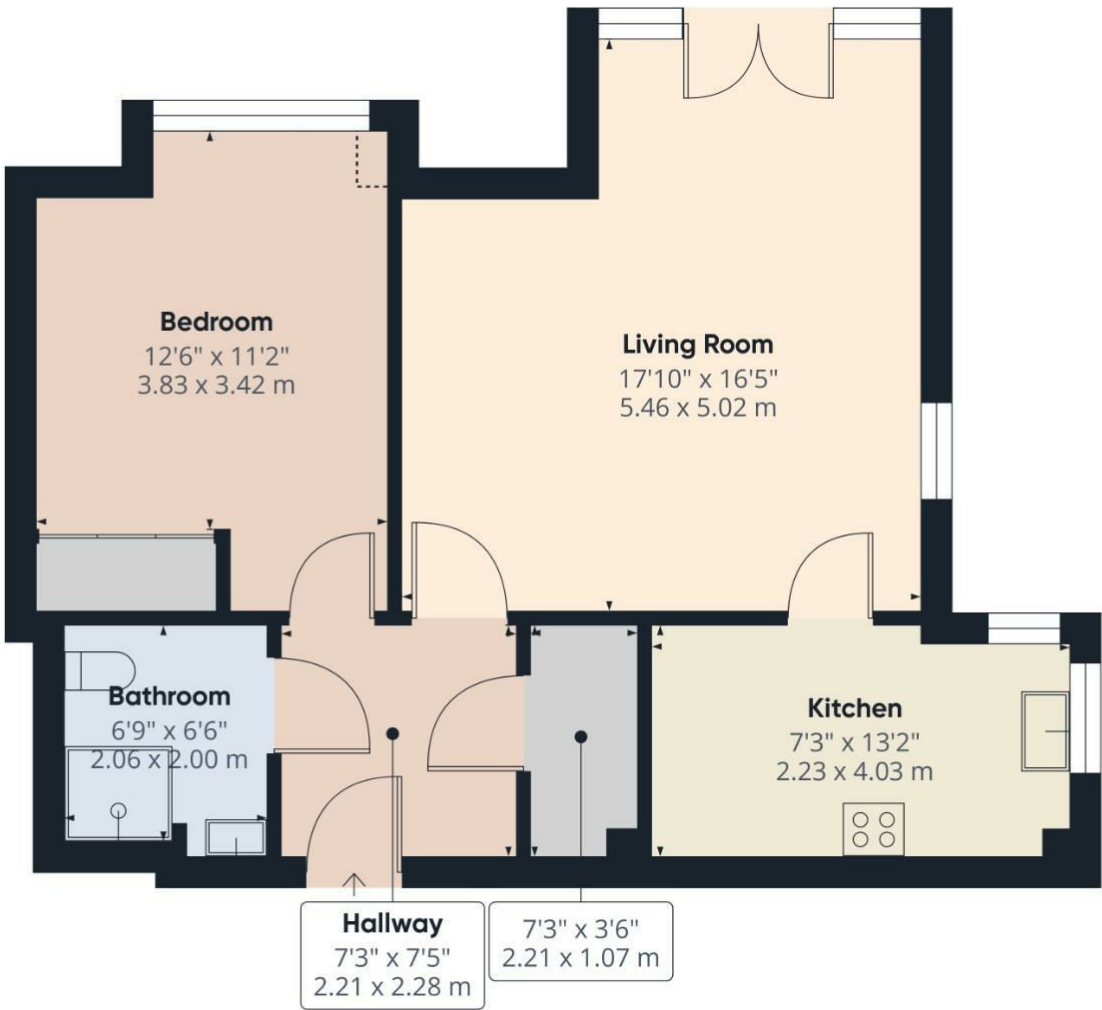
KEY FEATURES

- Exclusive For Over 70's
- Communal Garden
- One Bedroom Apartment
- Private Balcony









Approximate total area^m
643 ft²
59.7 m²

Reduced headroom
2 ft²
0.2 m²

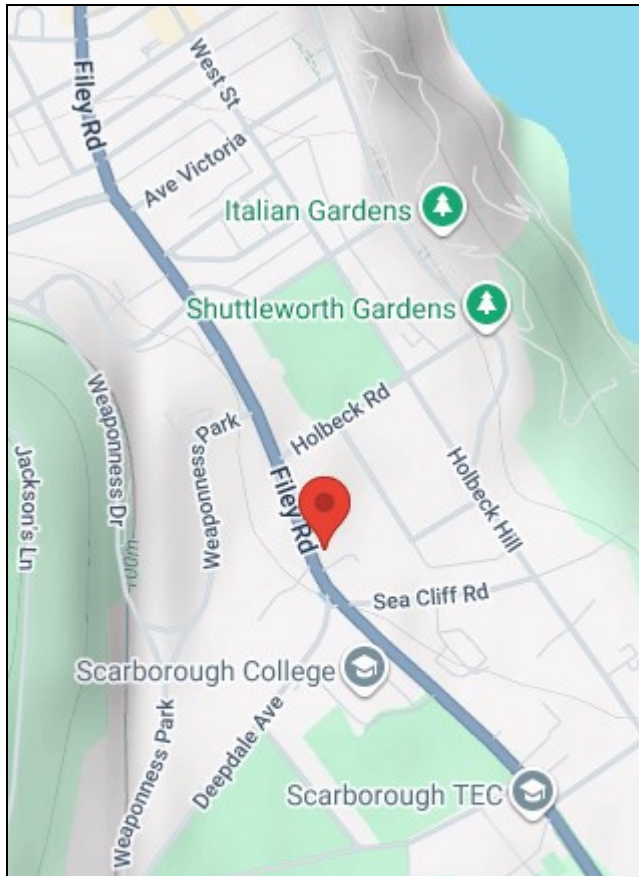
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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