



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Filey Road, Scarborough

## £159,950



\*\*\* INCLUDES FIRST 6 MONTHS SERVICE FEE AND CAR PARKING SPACE\*\*\*

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. Outside, a private rear car park adds further convenience.

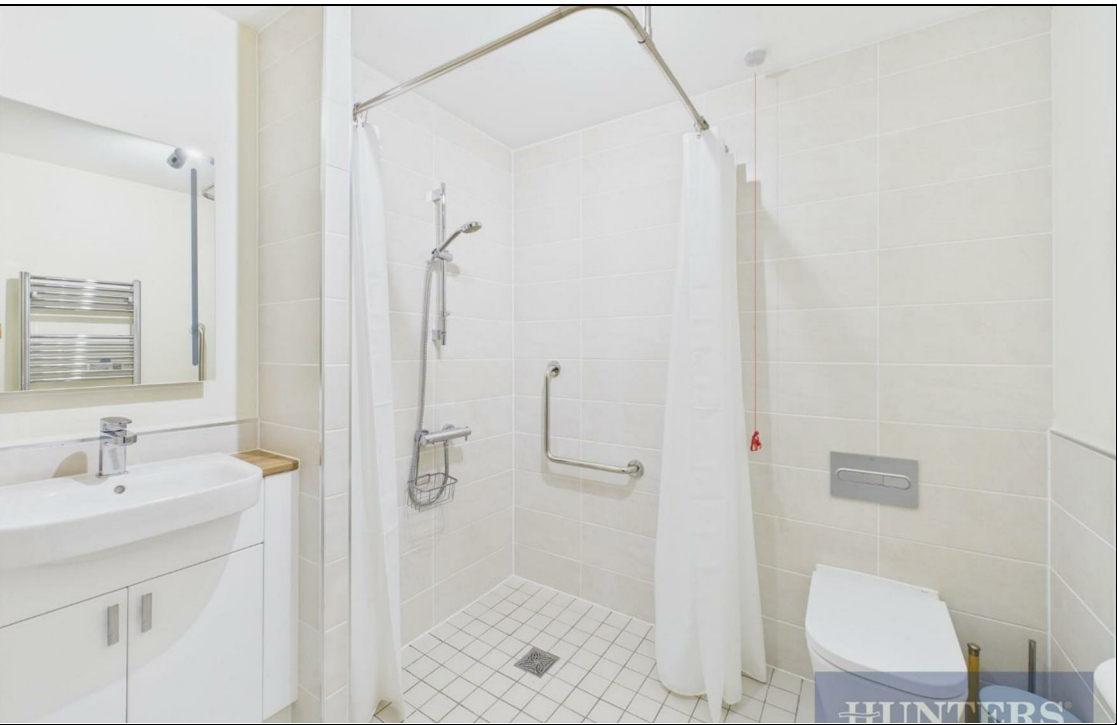
The apartment is generously proportioned, combining comfort with practicality. The fully fitted kitchen features an integrated fridge/freezer, ceramic hob with oven, and a stainless steel sink. The spacious living area is bright and airy—ideal for quiet relaxation. The bedroom includes a walk-in wardrobe 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

- 6 MONTHS SERVICE CHARGE INCLUDED
- CAR PARKING SPACE INCLUDED
  - Exclusive For Over 70's
  - Communal Garden
- One Bedroom Apartment
  - Private Balcony

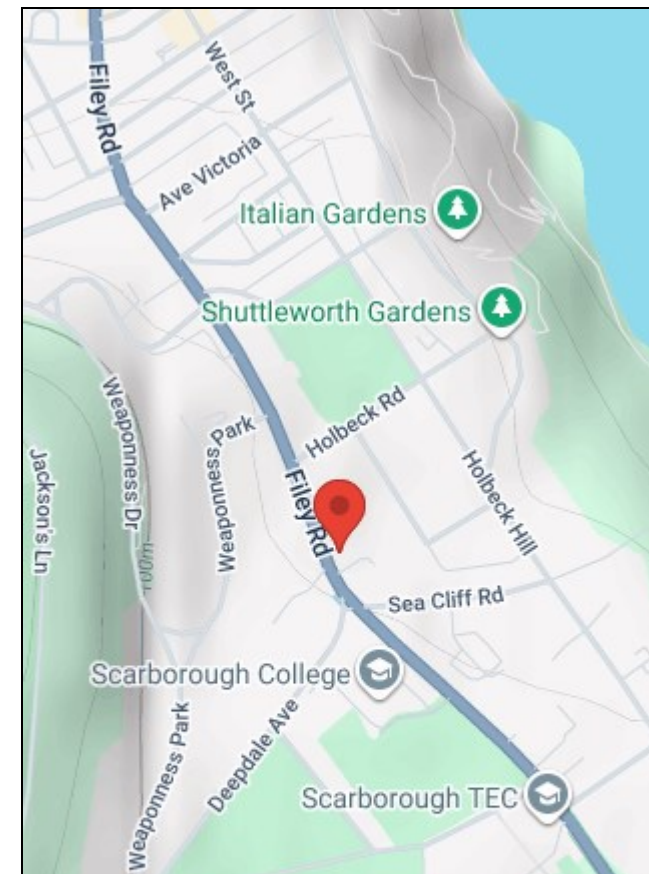












Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly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



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