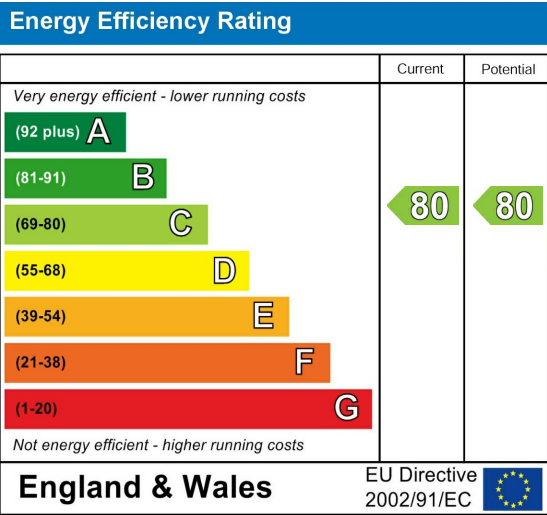
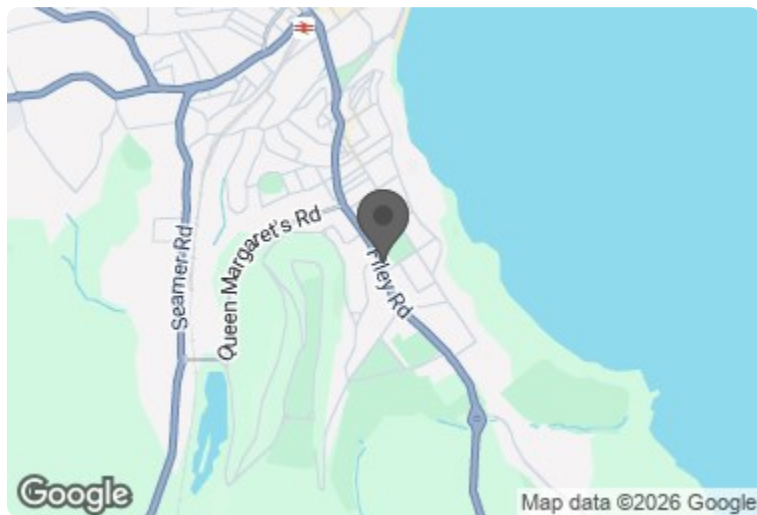




Council Tax Band: C
Holding Deposit*: £150
Security Deposit:** £2,925
For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



38 Sycamore Court

Filey Road, Scarborough, YO11 2DZ

Lovely ONE BEDROOM apartment situated on the SECOND FLOOR of Sycamore Court, McCarthy Stone Retirement Living Plus development ideally located in the traditional seaside town of Scarborough.

Rental Price
£2,535
No service charge payable.
Property is unfurnished.

Call us on 0800 8100 174
to find out more.

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk



Property Features

- Walk out balcony off the living room
- Walk in wardrobe in the master bedroom
- Bistro style restaurant serving daily, freshly prepared meals
- Communal lounge and Sun room with balcony
- Flexible care packages tailored to your needs and preferences
- Landscaped gardens and guest suite
- Onsite Estate Manager and CQC registered staff
- 24 Hour emergency call system
- 1 hours domestic help per week included
- Seaside development close to local amenities

McCarthy & Stone
Welcome Home.

38 Sycamore Court, Filey Road, Scarborough, YO11 2DZ

About Sycamore Court

Sycamore Court is a Retirement Living Plus development built exclusively for those over 70, consisting of 54 one and two bedroom retirement apartments with views towards Scarborough Castle and the surrounding sea, making it one of the most beautiful spots in the area. The development features excellent security systems including a video door entry system, a 24 hour call system, a 24 hour 365 days a year onsite staffing, an onsite bistro providing freshly prepared meals and snacks, and 1 hour of domestic assistance each week included in your rent. Furthermore, there's lift access throughout, so it's easy for residents to get around. Residents benefit from a social communal lounge, where you can relax and catch up with friends, as well as a sun lounge with balcony on the top floor, and landscaped gardens around the development. There is also a guest suite which is perfect for visitors to stay over, and outside to the rear there is also a private car park. The development is just a mile away from a Tesco supermarket and there are bus stops 500 yards away that take you to the town centre, train station and further afield. Scarborough train station has regular services to York and surrounding towns, while the development is easily accessed by road via the A64 to York and Leeds, the A165 to Bridlington, and the A171 to Whitby. Scarborough has plenty of things to see and do. Once primarily a seaside resort, it's now also home to many cultural attractions, including live theatres, creative arts centres and museums. The annual Scarborough Jazz Festival is held at the historic Scarborough Spa every September, while another festival, Seafest, sees folk singers, shantymen, musicians and artists flock to the harbour to put on a not-to-be-missed show! The beaches in Scarborough are not only a great place to visit in summer, but also the starting point to explore along the Yorkshire coast. South Sands has an outer harbour for pleasure boats and yachts, where you can take a trip out around the bay. Head further north to find the North York Moors National Park, full of birds and deer, or go down south to the world famous Bempton Cliffs, where you'll find puffins and gannets.

Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out



- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the Estate Manager and it's done..." Helen, McCarthy Stone tenant

Care & Support

The personal care services available at Sycamore Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

CQC Rating: Good

Inspected: October 2021

Report: <https://www.cqc.org.uk/location/1-8283286135>

Social Lifestyle

The Communal Lounge is at the heart of the community at Sycamore Court and is where the majority of social gatherings take place. Regular activities might 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.

Sun lounge

Sycamore Court boasts a stunning roof terrace with ample contemporary seating, overlooking the Scarborough Castle and the surrounding sea. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Landscaped Gardens

One of the main social hubs of Sycamore Court is the large patio area in the communal garden. This space is enjoyed by many of the



1 bed | Rental Price £2,535

residents 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.

About 38 Sycamore Court

Well-presented one-bedroom apartment situated on the second floor of Sycamore Court, a McCarthy Stone Retirement Living Plus development in Scarborough. The apartment offers a spacious living room with a south-west facing French balcony, creating a bright and welcoming space to relax and enjoy the outlook. There is a separate modern fitted kitchen with integrated appliances, while the generous bedroom benefits from a convenient walk-in wardrobe. A contemporary shower room and two useful storage cupboards complete the accommodation, providing a comfortable and practical home for retirement living.

What's is included at the development ?

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

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.

Additional Information & Services

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

