

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



41 RYEBECK COURT, PICKERING, NORTH YORKSHIRE, YO18 7FA

A well presented second floor retirement apartment built by McCarthy & Stone

Entrance Hall

(Master En suite)

24hr Emergency Call System

Living Room

WC/Utility

Communal Lounge

Kitchen

Electric Heating

Car Permit Scheme

Two Double Bedrooms

uPVC Double Glazing

EPC Rating B

PRICE GUIDE £195,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent road links to the East Coast, City of York and neighbouring market towns of Helmsley and Kirkbymoorside. The Coastliner bus service runs frequent buses through Pickering linking with Malton and its train station that provides a direct line to York and its London to Edinburgh service. Pickering has a good range of shops, 3 supermarkets, a Monday street market, doctors surgery, dentists and library.

Ryebeck Court was built by McCarthy & Stone specifically to cater for the needs of retirement living. The development consists of 41, 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 alarms and with call points in the bathrooms. The development includes a Homeowners' lounge, landscaped gardens, its own laundry room and communal storage room for bikes and mobility vehicles. There is a guest suite for visitors who wish to stay (additional charges apply) and a car parking permit scheme applies on the development. No.41 is a two bedroom, second floor apartment that looks out from the South side of the building. From its spacious entrance hall (with a good sized storage cupboard) there are two double bedrooms with the master having a walk in closet and an en suite tiled wet room adjoining it. The second bedroom is served by another cloakroom where a shower has been replaced (but could be returned) for plumbing for a washing machine. The sizeable, double aspect living room has space enough for sitting and dining areas as well as an adjoining fitted kitchen.

General Information

Services: Water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Electric storage heating.

Council Tax: We are informed by North Yorkshire Council that the property falls in band C.

Management Charge: A monthly management charge of £332.01 per calendar month is currently payable and this covers the following:-

- House Manager
- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Tenure: We are advised by the Vendors that the property is Leasehold held on 125 year Lease which commenced in 2015. Vacant possession will be given upon completion. Note: Ground rent: £495 per annum. Managed by McCarthy Stone Management Services. It is a condition of purchase that all residents must meet the age requirements of 60 years.

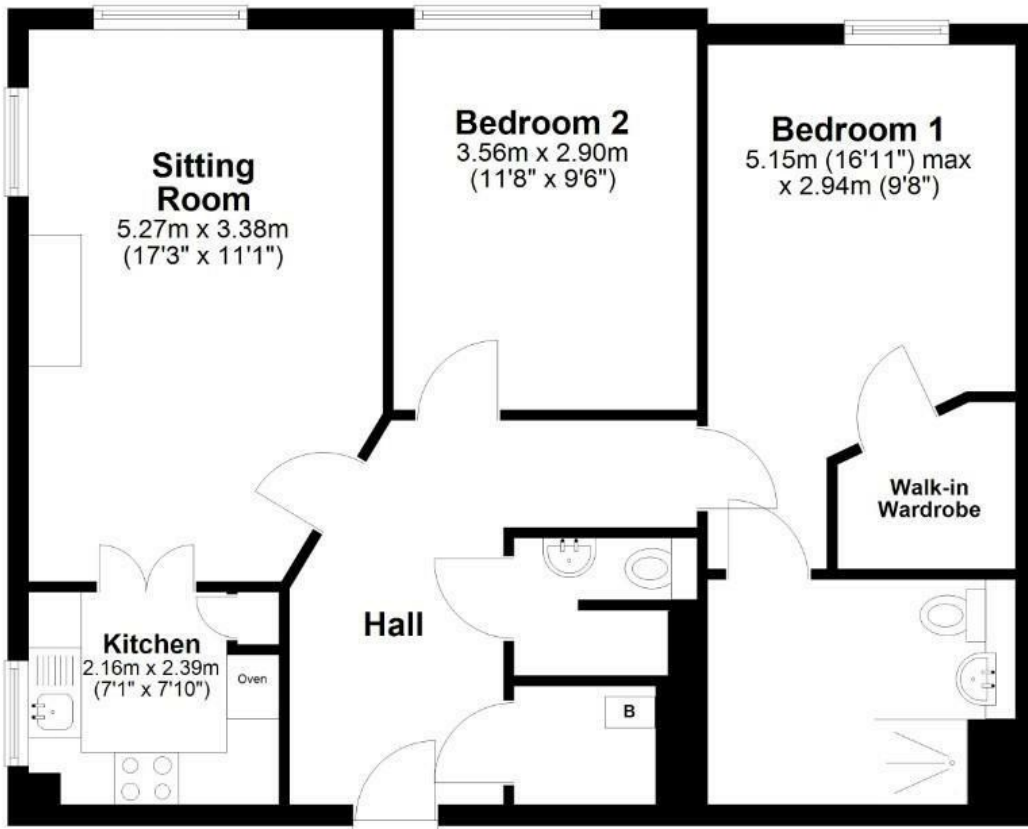
Viewing Arrangements: Strictly by prior appointment through the Agents. Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800



Accommodation

Ground Floor

Approx. 69.4 sq. metres (746.7 sq. feet)



Total area: approx. 69.4 sq. metres (746.7 sq. feet)

41 Ryebek Court, Pickering

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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