Stillington Road, York YO61 3GP

£250,000

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An exciting opportunity to buy a stylish 2 double bedroom, 2nd floor retirement apartment within McCarthy Stone's luxuriously appointed Stillington Oaks. Features include a south facing walk-on balcony and an impressive primary bedroom with walk-in wardrobe and an en-suite bathroom complemented by a separate shower room, utility room and underfloor heating throughout.

Tenure: Leasehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: C - 79
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.







Built in 2016 by the retirement property specialists McCarthy Stone, Stillington Oaks is purpose built exclusively for the over 60's seeking independent living without compromising on comfort, quality or style. The development features beautifully maintained communal areas, including a stylish homeowner's lounge, a welcoming guest suite for visitors and professionally landscaped gardens and grounds.

For added convenience, the building includes both lift and stair access to all floors, along with visitor parking and the option of a dedicated apartment owner's parking space (available by separate annual arrangement). Homeowners also benefit from the peace of mind provided by an on-site House Manager and a 24/7 Careline alarm service in every apartment.

A surprisingly spacious private reception hall leads off into an impressive 21'6" (6.55m) long open-plan living area that seamlessly integrates a modern kitchen with integrated appliances and double-glazed double doors opening out onto a private, south-facing walk-on balcony.

Also off the reception hall, you'll find a generous walk-in store/utility room with ample appliance space, offering excellent functionality and convenience.

The 19'3" (5.87m) long principal bedroom boasts a walk-in wardrobe and a luxurious en-suite bathroom, while the second double bedroom is served by a stylish shower room.

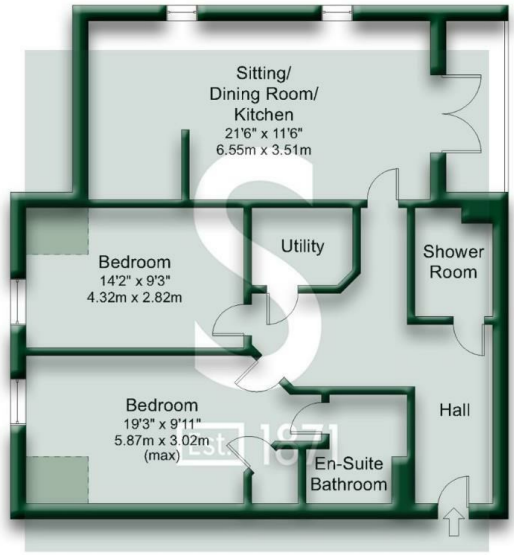
Other internal features of note include underfloor heating throughout, double glazing and secure entry phone access.

Length Of Lease: 999 years
Starting Year of Lease: 2016
Years Remaining on Lease: 990
Service Charge: £4,501.55 per annum (for financial year end 30/09/2026)
Ground Rent: £495.00 per annum
Management Company: McCarthy & Stone

AGENTS NOTE
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Gross internal floor area excluding Eaves (approx.): 75.2 sq m (810 sq ft)
Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.
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