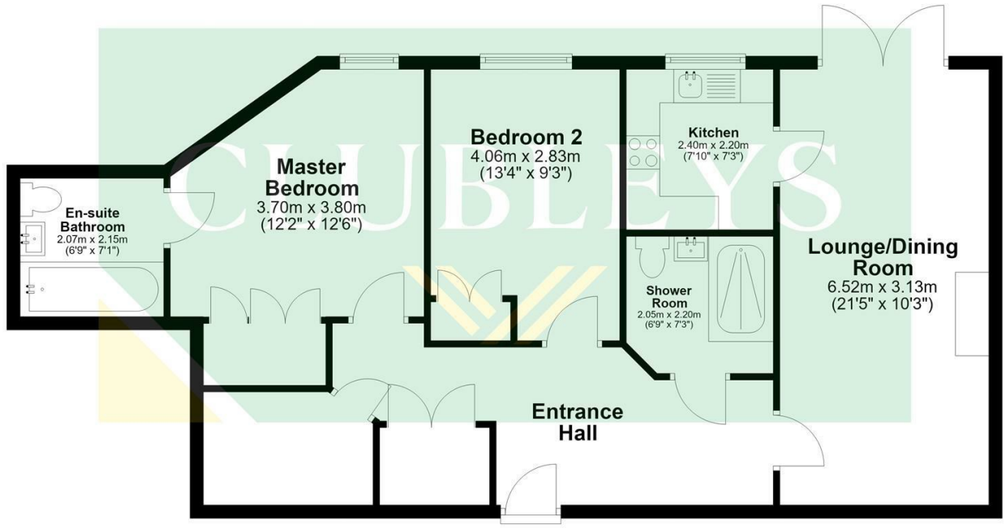
Apartment 6, Rogerson Court, Scaife Garth, Pocklington, YO42 2SJ

£275,000

Ground Floor







Enjoy independent living, a welcoming community and the convenience of Pocklington town centre right on your doorstep. Beautifully presented throughout, this two-bedroom ground floor retirement apartment offers comfortable, easy-to-manage living exclusively for the over 60s.

The spacious sitting room provides a relaxing space, complemented by a fitted kitchen with integrated appliances. Both bedrooms benefit from fitted wardrobes, with the principal bedroom enjoying its own en-suite bathroom. A separate shower room and useful storage add further practicality.

Beyond the apartment, beautifully maintained communal gardens and a welcoming residents' lounge with regular social activities offer opportunities to relax and socialise.

With a privately owned parking space, 24-hour emergency call system and Pocklington's shops, cafés and amenities within easy reach, this is a home that combines independence, reassurance and convenience.

Arrange your viewing and discover a lifestyle designed around you.

Leasehold. East Riding of Yorkshire Council – Council Tax Band C.

rightmove www.clubleys.com ZOOPLA

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

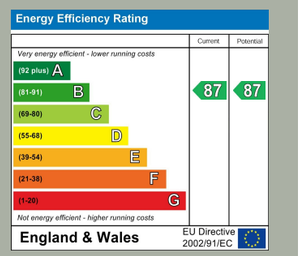
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

COMMUNAL ENTRANCE

ENTRANCE HALL
Entered via a front entrance door, having a storage cupboard, wall mounted convector heater, recess lights, and a further storage cupboard housing plumbing for washer/dryer, Vent-Axia system.

LOUNGE/DINING ROOM
3.13, x 6.52m (10'3", x 21'4")
Electric fire, wall mounted convector heater, and UPVC double doors to the rear elevation.

KITCHEN
2.40m x 2.20m (7'10" x 7'2")
Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, integrated Bosch electric oven and induction hob with extractor hood above, integrated fridge/freezer, tiled flooring, and a double glazed window to the rear elevation.

SHOWER ROOM
2.19m x 2.05m (7'2" x 6'8")
Fitted suite comprising a walk in shower, vanity hand basin, Roca low flush WC, extractor fan, chrome ladder style radiator, fitted grab rails, part tiled walls, and tiled flooring.

BEDROOM TWO
2.83m x 4.06m (9'3" x 13'3")
Fitted wardrobes, wall mounted convector heater and a double glazed window to the rear elevation.

MASTER BEDROOM
3.81m x 3.70m (12'5" x 12'1")
Fitted wardrobes, wall mounted convector heater and a double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM
2.15m x 2.07m (7'0" x 6'9")
Fitted suite comprising bath with shower over and side screen, hand basin, low flush WC, extractor fan, tiled flooring and fitted grab rails.

CAR PARKING
Privately owned parking space.

ADDITIONAL INFORMATION

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

LEASE AND CHARGES
Length of lease 999 years from 6th July 2018. A service charge of £244.82 per month which includes cleaning of communal windows and external apartment windows, water rates for communal areas and apartment, electricity, heating, lighting and power to communal areas, Tunstall 24-hour emergency call system, Upkeep and maintenance of gardens and grounds,
Intruder-alarm system, security door-entry system, repairs and maintenance to the interior and exterior communal areas, contingency fund including internal and external redecoration of communal areas, buildings insurance, House Manager and staff costs. The service charge does not cover external costs such as Council Tax, electricity or TV. Ground Rent is paid half yearly £212.50

APPLIANCES
None of the above appliances have been tested by the Agent.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band C.



