

Stillington Road, Easingwold, York

£155,000

Stephensons
estate agents & chartered surveyors

Stillington Road, York YO61 3GP

Est. 1871

£155,000

An impressive 1 bedroom first floor retirement apartment forming part of McCarthy and Stone's luxuriously appointed Stillington Oaks, ideally situated in a vibrant Georgian market town only 10 miles from both Thirsk and York. Features include a Juliet balcony in the living room, separate utility room, walk-in wardrobe, stylish shower room and lift access to all floors.

Originally built in 2016, specifically for "the discerning over 60s buyer seeking to support active, secure and independent living without compromising on quality and style",Stillington Oaks certainly delivers on all counts, combining stylish private accommodation with beautifully appointed communal facilities.

The purpose built development comprises 37 one and two-bedroom retirement apartments, supported by a dedicated House Manager who is on site during working hours. Residents also enjoy exclusive use of a delightful Homeowners' Lounge, Guest Suite, attractively landscaped communal gardens and a 24 hour emergency call system.

The apartment itself is approached via a private reception hall leading into a generous 19'2" (5.84m) long living room, featuring a Juliet balcony.

The attractively appointed kitchen is fitted with sleek contemporary cabinetry and a range of integrated appliances, including a ceramic hob with filter canopy above, fan assisted electric oven and grill, fridge and freezer. Further views across the communal gardens add to the appeal.

Also accessed from the reception hall is a particularly useful separate utility room, providing excellent storage, additional appliance space and incorporating a washer/dryer which is already in situ.







Tenure: Leasehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: B - 86
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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











The impressive 17'6" (5.33m) long double bedroom benefits from a spacious walk-in wardrobe and is served by a stylishly appointed shower room, featuring a larger than average walk-in shower, WC, heated towel rail, mirror and wash basin with useful storage beneath.

Further internal features include underfloor heating, double glazing, emergency 24 hour call cords and a secure entry phone system for visitors and guests.

Visitor parking is available immediately in front of the building, with the option of an allocated parking space at an additional cost of £250 per year, subject to availability, and a monthly service charge covers a comprehensive range of services and facilities, including buildings insurance, water rates, electricity, heating, lighting and power to communal areas, repairs and maintenance to the internal and external communal areas, external window cleaning, upkeep of the gardens and grounds, and the 24 hour emergency call system.

Length Of Lease: 999 years
Starting Year of Lease: 2016
Years Remaining on Lease: 990
Service Charge: £3,082.20 per annum (for Oct 2026 - Sept 2027)
Ground Rent: £212.50 per Half Year (Oct 2026 - March 2027)
Management Company: McCarthy & Stone

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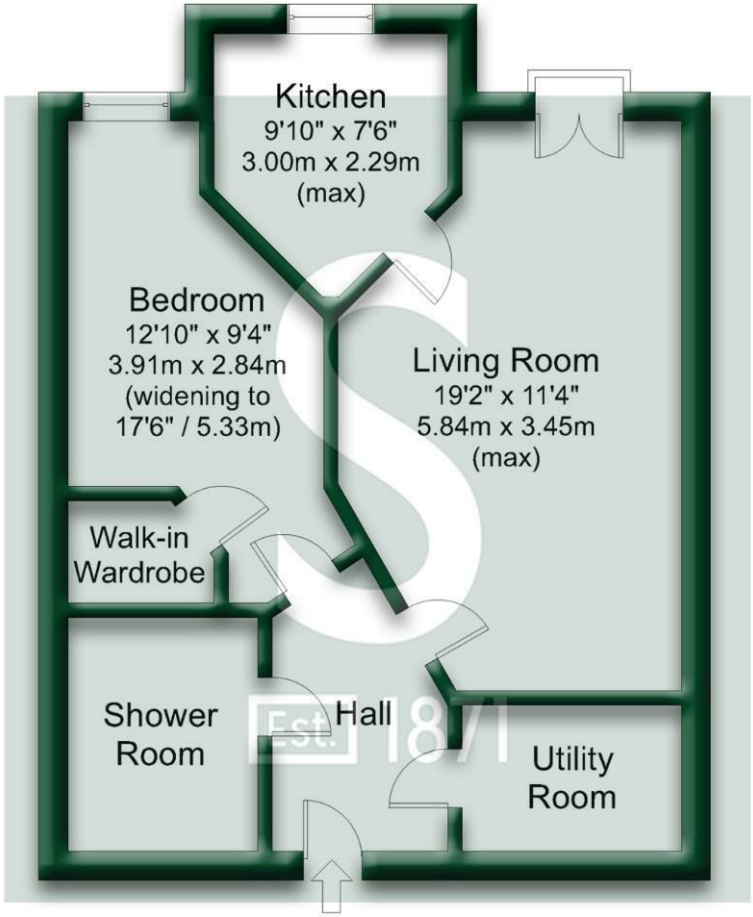

Gross internal floor area (approx.): 46.3 sq m (499 sq ft)

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