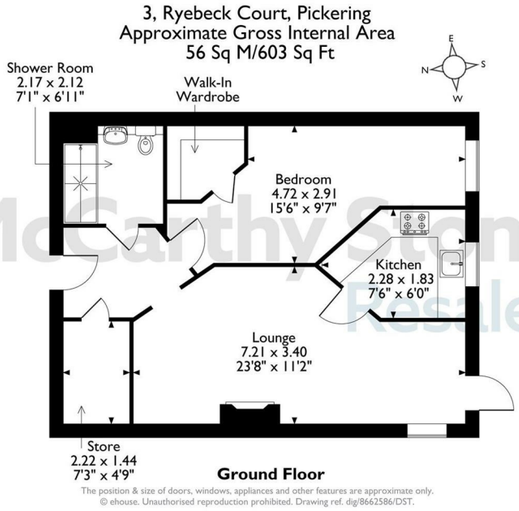
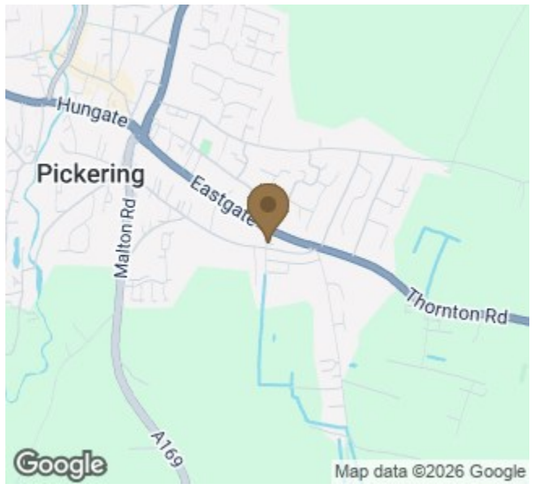
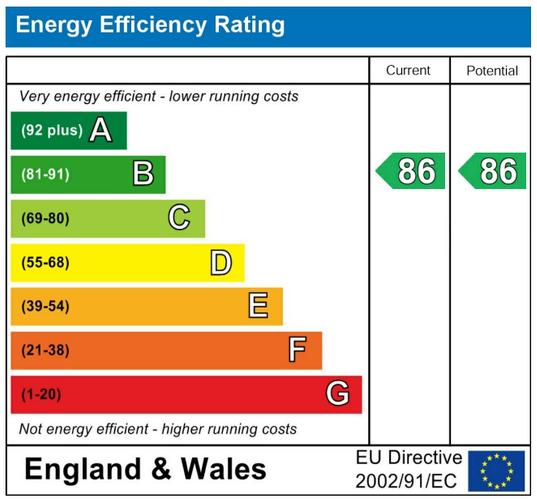
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







3 Ryebeck Court

Eastgate, Pickering, YO18 7FA

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 3 Ryebeck Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £80,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Private patio area
- Nicely decorated and well-presented apartment
- House Manager
- Communal Lounge & Guest Suite
- Camera door entry system and 24-hour careline
- Lift to all floors
- Within 100 yards of a bus stop
- Laundry room and mobility scooter store
- Energy efficient
- Part-exchange option available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Ryebeck Court, Pickering

1 | 1 | Asking price £80,000

Development Overview

Ryebeck Court is an attractive, purpose-built McCarthy Stone retirement development comprising 41 one and two-bedroom apartments, designed for independent living for those aged 60 and over.

The development offers a range of excellent communal facilities, including a spacious Homeowners' lounge, beautifully maintained landscaped gardens and a guest suite for visiting friends and family (additional charges apply). Residents also benefit from an on-site House Manager, a 24-hour emergency call system and a car parking permit scheme, subject to availability.

Situated in the popular market town of Pickering, Ryebeck Court is conveniently located for a wide selection of local amenities, including independent shops, high street retailers, supermarkets and a monthly farmers' market. The town is also home to the famous North Yorkshire Moors Railway, with the beautiful North York Moors National Park and picturesque villages of Thornton-le-Dale, Hutton-le-Hole and Goathland nearby.

Please note: It is a condition of purchase that all residents must be aged 60 years or over.

Apartment Overview

This well-presented one-bedroom apartment benefits from direct access to a private patio, a spacious lounge and excellent storage throughout.

The welcoming entrance hallway features a useful walk-in storage cupboard, secure door-entry intercom and 24-hour emergency call system.

The spacious lounge offers a feature fireplace with electric fire and patio doors opening directly onto a private patio area, ideal for enjoying the outdoors. A separate fitted kitchen includes an integrated oven, ceramic hob, extractor hood, fridge and freezer.

The generous double bedroom benefits from a walk-in wardrobe, while the fully tiled shower room features a level-access double shower, vanity unit, WC and heated towel rail.

Parking: Spaces are available through a permit scheme, subject to availability and an annual charge. Please enquire with the House Manager for further details.

Landscaped Gardens

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

Additional Information

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,823.61per annum (up to financial year end 30/09/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Lease 125 years from 1st Jan 2015
Ground rent: £425 per annum
Ground rent review: 1st Jan 2030

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 that can assist with service charges or living costs.

- 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.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.





