



1a Newby Farm Road | Scarborough | YO12 6WA

**£875 Per Calendar Month**

The  
**GOOD  
ESTATE**  
AGENCY

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1 BED RETIREMENT APARTMENT WITH JULIET BALCONY AND PARKING. Alder View Court is home to a vibrant and welcoming community, offering thoughtfully designed retirement apartments exclusively for the over 60s. Combining independence with peace of mind, residents can enjoy a relaxed coastal lifestyle with the freedom to socialise as much or as little as they wish, making use of the comfortable communal lounge or retreating to the privacy of their own apartment.

Ideally situated just off Scalby Road, the development is perfectly placed for everyday convenience, with a Co-op supermarket right on your doorstep alongside a range of local amenities including a pharmacy, post office and medical centre. Excellent transport links provide easy access into Scarborough town centre, ensuring everything you need is within easy reach.

- Stunning Seaside Location
- Mature Landscaped Gardens With Large Terraces And Seating Areas
- Intruder Alarm & Fire Detection
- Communal Lounge
- Pets Allowed
- 24-hour Emergency Call System & Camera Entry
- Wheelchair Access & Lifts To All Floors
- Camera Entry System & 24/7 Call System
- Guest Suite & Mobility Scooter Room
- House Manager



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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