



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Filey Road, Scarborough

By Auction £70,000



Sycamore Court is an exclusive thoughtfully designed development of 54 one and two-bedroom retirement apartments, reserved for those aged 70 and over. Nestled in a prime location with stunning views of Scarborough Castle and the surrounding sea, it offers one of the most picturesque settings in the area.

Residents enjoy peace of mind thanks to a robust security system, including friendly on-site staff available 24 hours a day, 365 days a year. Along with one hour of domestic assistance included each week, there is an on-site bistro serving freshly prepared meals and snacks. Lift access throughout the building ensures all areas are easily accessible.

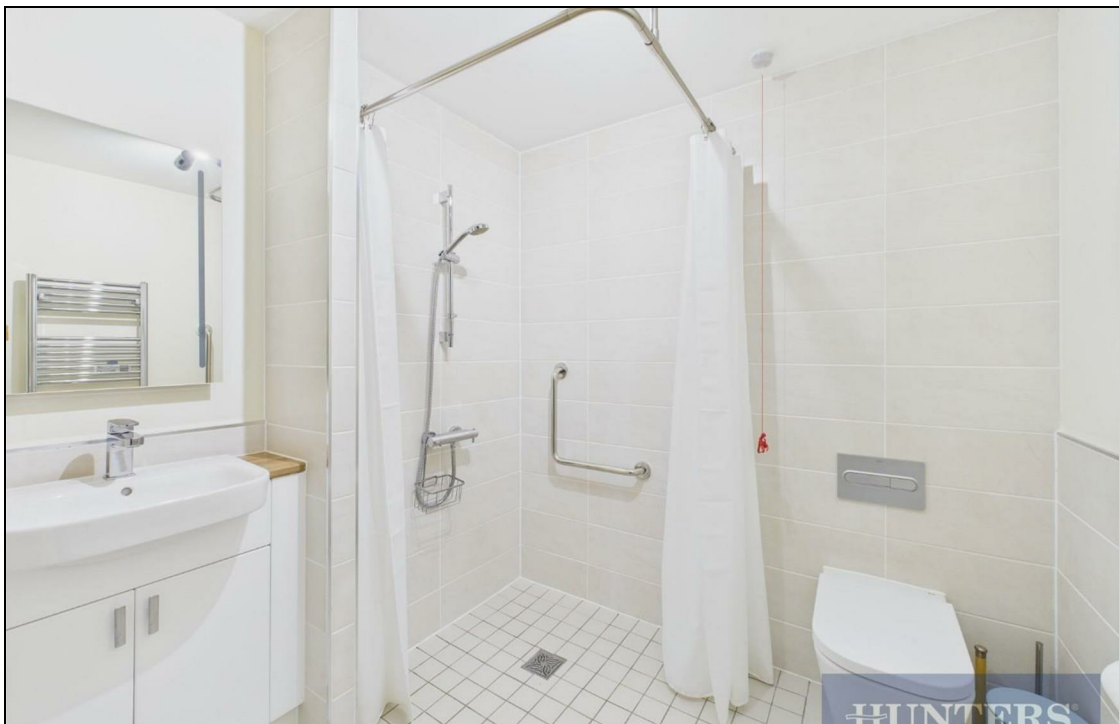
Community spaces are designed for comfort and connection. A welcoming social lounge provides the perfect spot to relax and catch up with friends, while the sunroom with balcony offers a light-filled retreat. For visiting friends or family, a well-appointed guest suite is available.

The apartment is generously proportioned, combining comfort with practicality. The fully fitted kitchen features an integrated fridge/freezer, ceramic hob with oven, and a stainless steel sink. The spacious living area is bright and airy—ideal for quiet relaxation. The bedroom includes a walk-in wardrobe and is carpeted throughout for added warmth and comfort. The level-access shower room is fully tiled and designed with safety in mind, including easy-grip handrails and non-slip flooring.

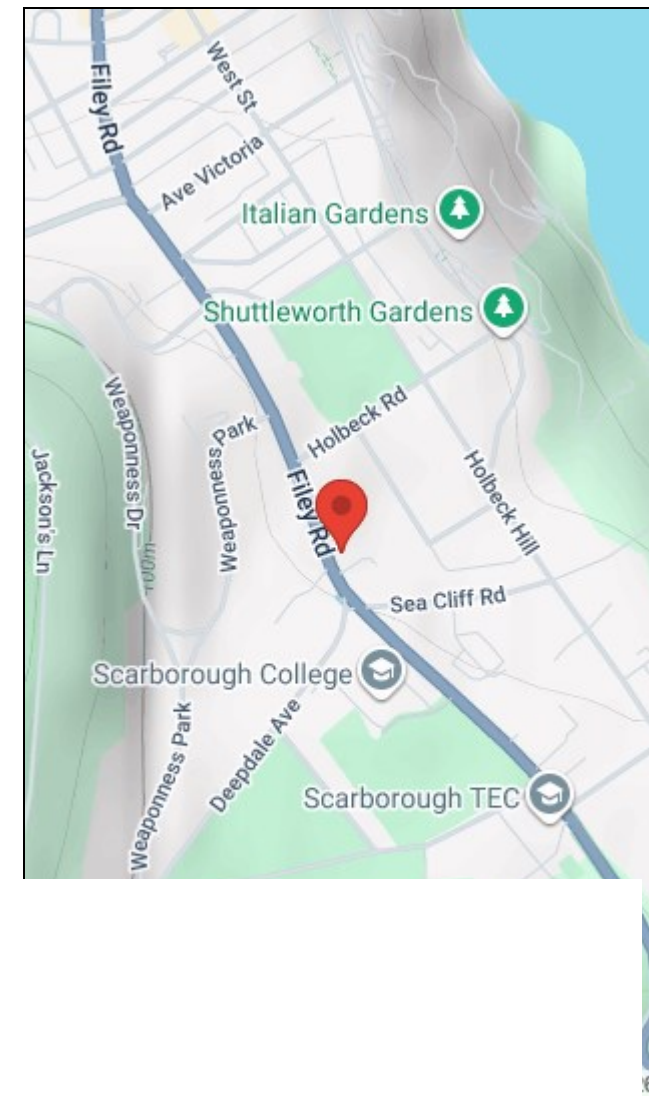
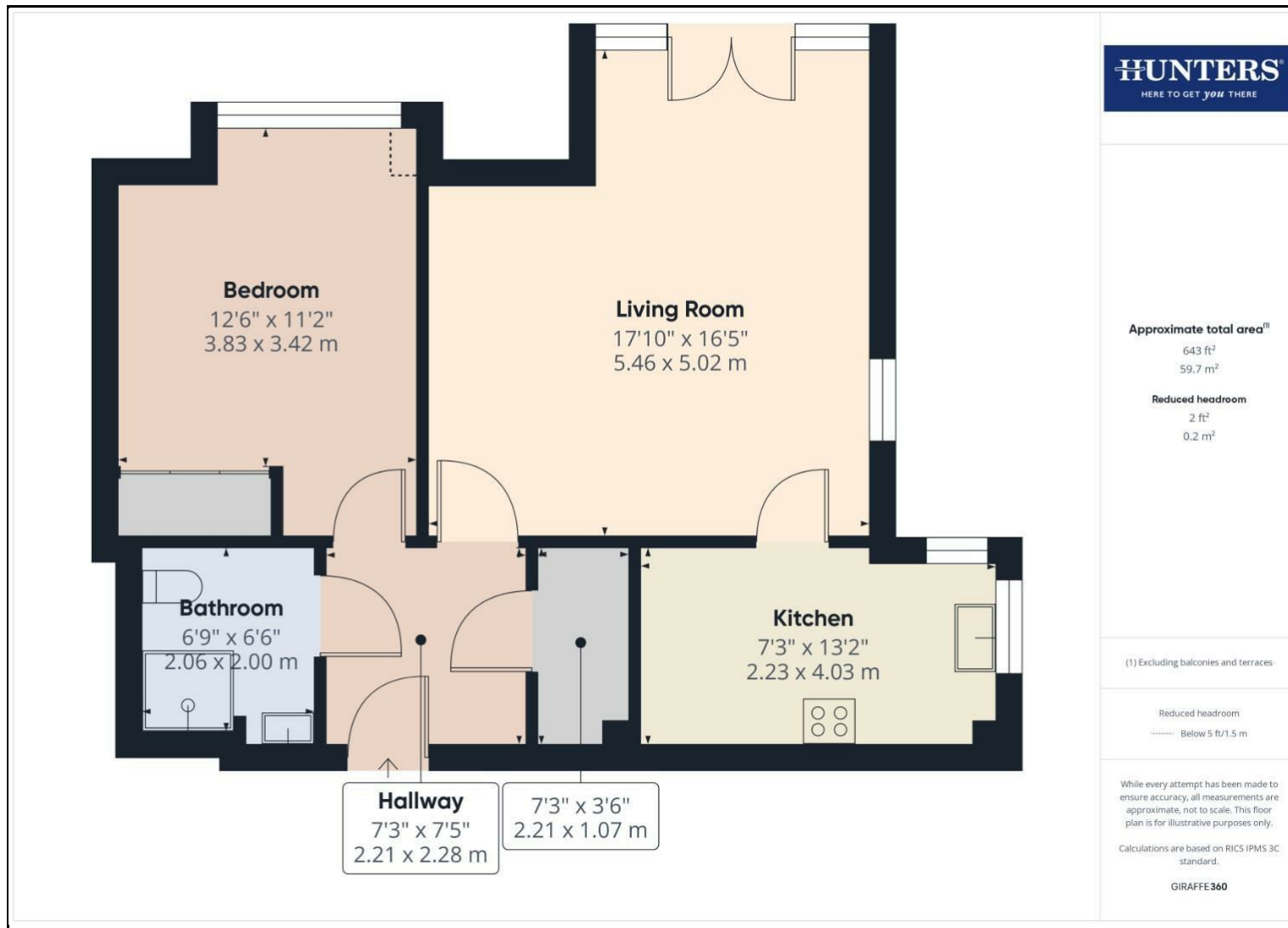
## KEY FEATURES

- Exclusive For Over 70's
- Communal Garden
- One Bedroom Apartment
- Private Balcony









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	80 80	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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