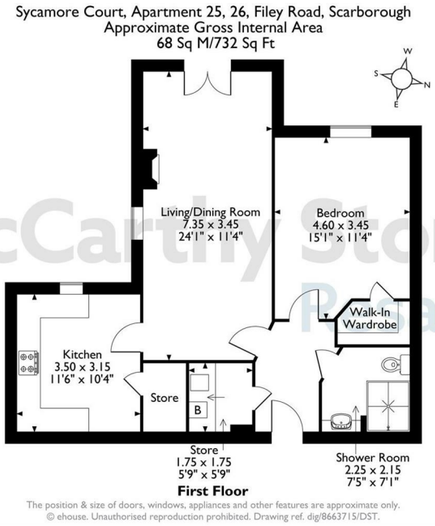
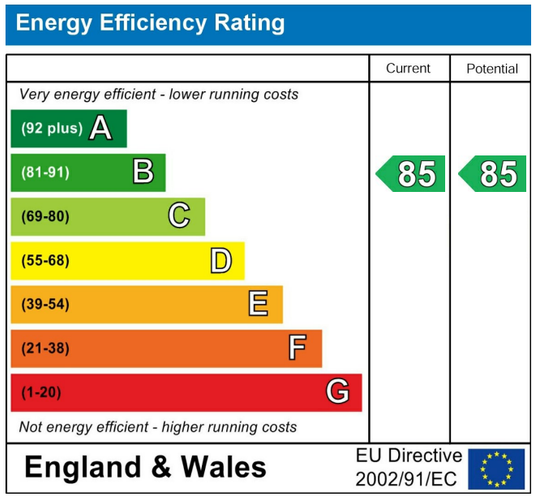
Excellent

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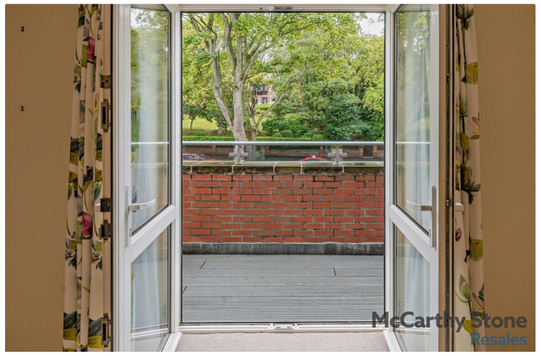


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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







25 Sycamore Court

Filey Road, Scarborough, YO11 2DZ

1 1 Council Tax Band: C

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 25 Sycamore Court could be the ideal place for you. Contact our team to arrange an appointment to view.

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- Larger than average apartment with walk-out balcony
- Bespoke personal care packages
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- Mobility Scooter charging room
- 1 hours domestic help per week
- Laundry room
- Lift to all Floors
- Onsite Bistro and guest suite
- Part-exchange option available

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Trustpilot Rated Excellent

25 Sycamore Court, Scarborough

1 | 1 | Offers in the region of £139,950

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.

Summary
Available exclusively for those over 70, Sycamore Court is a development of 54 one and two bedroom retirement apartments with views towards Scarborough Castle and the surrounding sea, making it one of the most beautiful spots in the area.
The development features excellent security systems including 24 hour, 365 days a year onsite staffing, an onsite bistro providing freshly prepared meals and snacks and 1 hour of domestic assistance each week. Furthermore, there's lift access throughout, so it's easy for residents to get around. Residents benefit from a social lounge, where you can relax and catch up with friends, as well as a sun room room with balcony. The guest suite is perfect for visitors and outside to the rear there is also a private car park.

The apartments are spacious and comfortable, offering a cosy atmosphere that will make you feel at home right away. Fully fitted kitchens include an integrated fridge/freezer, an oven with ceramic hob and a stainless steel sink. Through to the living room, you'll find a large, airy space that's ideal for relaxing and enjoying the peace and quiet. In the bedroom, you'll discover a walk-in wardrobe and carpet throughout, while the level access shower room is conveniently tiled and includes various safety features, such as easy grip rails and non-slip flooring.

Local Area
The development is just a mile away from a Tesco supermarket and there are bus stops 500 yards away that take you to the town centre, train station and further afield. Scarborough train station has regular services to York and surrounding towns, while the development is easily accessed by road via the A64 to York and Leeds, the A165 to Bridlington, and the A171 to Whitby. Scarborough has plenty of things to see and do. Once primarily a seaside resort, it's now also home to many cultural attractions, including live theatres, creative arts centres and museums. The annual Scarborough Jazz Festival is held at the historic Scarborough Spa every September, while another festival, Seafest, sees folk singers, shantymen, musicians and artists flock to the harbour to put on a not-to-be-missed show!

The beaches in Scarborough are not only a great place to visit in summer, but also the starting point to explore along the Yorkshire coast. South Sands has an outer harbour for pleasure boats and yachts, where you can take a trip out around the bay. Head further north to find the North York Moors National Park, full of birds and deer, or go down south to the world famous Bempton Cliffs, where you'll find puffins and gannets.

Entrance Hall
Front door with spy hole leads to the entrance hall - the emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard / airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. doors lead to the lounge, bedroom and shower room.

Lounge
Dual aspect room with UPVC double glazed window to the side and UPVC double glazed French doors leading to the balcony which offers pleasant views. Ample space for dining. Feature fireplace. Two ceiling lights, TV and telephone points. Raised electric power sockets. A partially glazed door leads into the kitchen.

Kitchen
Exceptionally spacious and fully fitted with a range of cream gloss wall and base units and drawers with granite effect roll top work surfaces. Sink and drainer unit and mono-lever tap sit under the large UPVC window. Integrated fridge/freezer, waist height electric oven and ceramic hob with extractor hood over. Tiled flooring, radiator, under-counter lighting, power points and central ceiling light.

Bedroom
Spacious double bedroom with large walk in wardrobe, UPVC double glazed window, radiator, TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets and 24-hour emergency response pull cord.

Shower room
Partially tiled and fitted with suite comprising of level walk-in shower with adjustable shower head and hand rail, WC, vanity unit with sink, cupboard storage and illuminated mirror above. Heated chrome towel rail, 24-hour emergency response pull cord and tiled flooring.

Service Charge
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• Window Cleaning (outside only)
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
• One hour of domestic support per week is included in the service charge
• Care staff on-site 24-hours a day
• Running of the on-site restaurant
• Intruder alarm system

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

Service charge: £11,168.88 per annum (for financial year end 31/08/2027)

Car Parking - subject to availability
Car parking spaces may be available to purchase or rent. Please contact your Property Consultant or Estates Manager.

Leasehold Information
Lease length: 999 years from 2018
Ground rent: £435 per annum
Ground rent review Jan 2033
Managed by: Your Life Management Services

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













