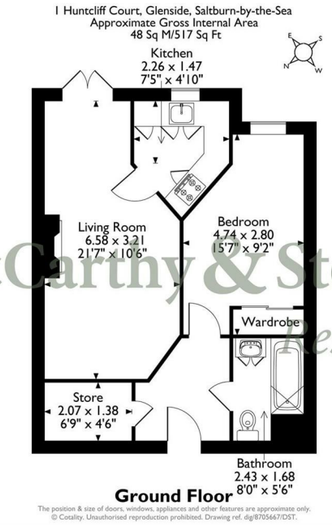
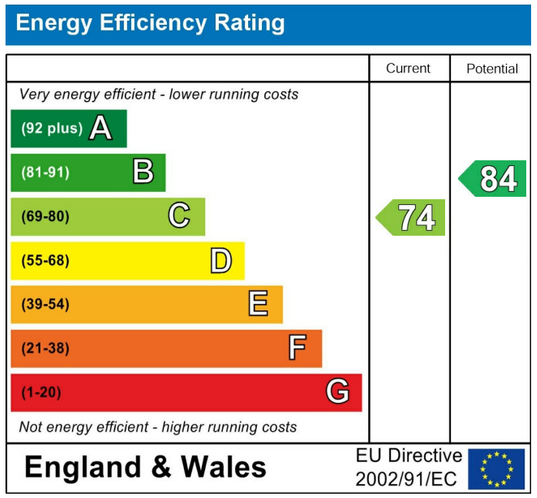
Excellent

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

1 Huntcliff Court

Glenside, Saltburn-By-The-Sea, TS12 1LL

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

Asking price £185,000
Leasehold

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

Why you'll love living here:

- Ground-floor retirement apartment
- Private south-west facing patio
- Bright, naturally light accommodation
- Spacious one-bedroom layout
- Ready to move straight in
- Offered with no onward chain
- Low-maintenance retirement living
- Attractive position within development
- Convenient communal facilities nearby
- Exclusively for over 60s

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

1 Huntcliff Court, Saltburn-By-The-Sea

1 | 1 | Asking price £185,000

Development Overview

Huntcliff Court is a purpose-built McCarthy Stone retirement development designed for comfortable, low-maintenance living for the over 60s. The development comprises just 22 one and two-bedroom retirement apartments, creating a welcoming and manageable community.

A dedicated House Manager is on site during working hours to help with the day-to-day running of the development and provide residents with added reassurance. For further peace of mind, Huntcliff Court benefits from a 24-hour emergency call system, including a personal pendant alarm and emergency call points within the apartment.

Residents can enjoy the welcoming Homeowners' Lounge, providing an ideal space to socialise with neighbours, friends and family. There is also a Guest Suite available for visiting family and friends, subject to availability and a nightly charge.

The service charge helps make retirement living as straightforward as possible by covering external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. Energy costs for the communal areas, including the laundry room and Homeowners' Lounge, are also included.

Additional security is provided through a camera door-entry system, helping residents enjoy a secure, well-maintained and sociable retirement lifestyle.

Apartment Overview

This bright south-east facing ground-floor retirement apartment is well presented throughout and benefits from its own private patio area.

The entrance hall provides access to all rooms and includes a useful walk-in storage/airing cupboard, illuminated light switches, smoke detector, secure door-entry intercom and 24-hour Tunstall emergency response system.

The spacious living room enjoys a sunny south-east aspect, with double doors opening directly onto the private patio, creating a lovely space to relax and enjoy the outdoors. A separate fitted kitchen includes a built-in oven, ceramic hob, extractor hood, integrated fridge and freezer.

The south-west facing bedroom features a built-in wardrobe, while the fully tiled bathroom is fitted with a bath, WC and vanity unit.

Allocated parking may also be available, subject to availability and an annual charge.

Landscaped Gardens

One of the main social hubs of Huntcliff 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.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Huntcliff Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

- 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: £3,297.14 per annum (up to financial year end 31/03/27).

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

Lease Information

Ground rent: £425 per annum
Ground rent review: 1st Jan 2026
Lease: 125 years from 1st Jan 2011
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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.

- 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.