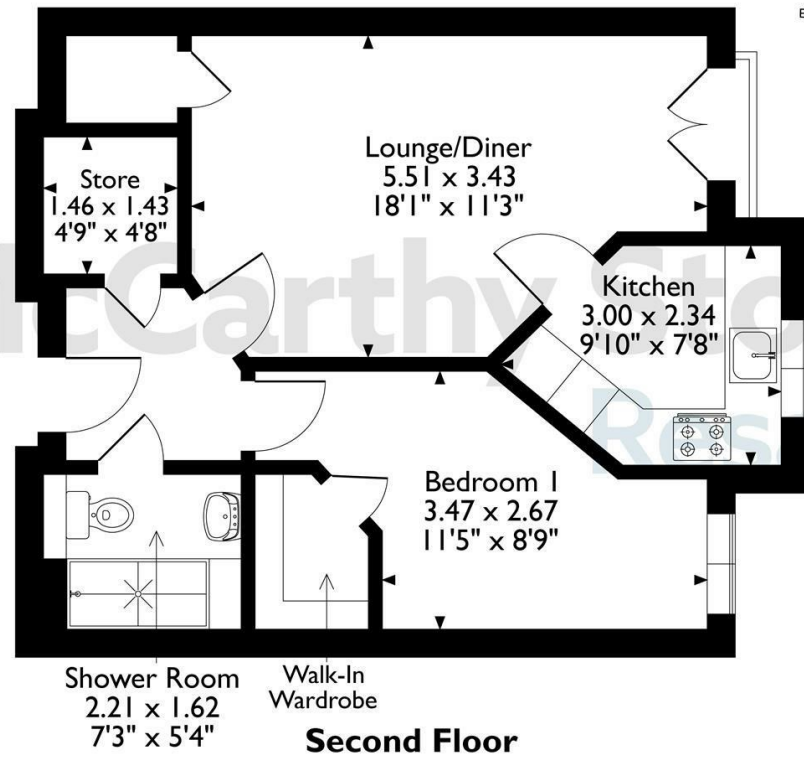
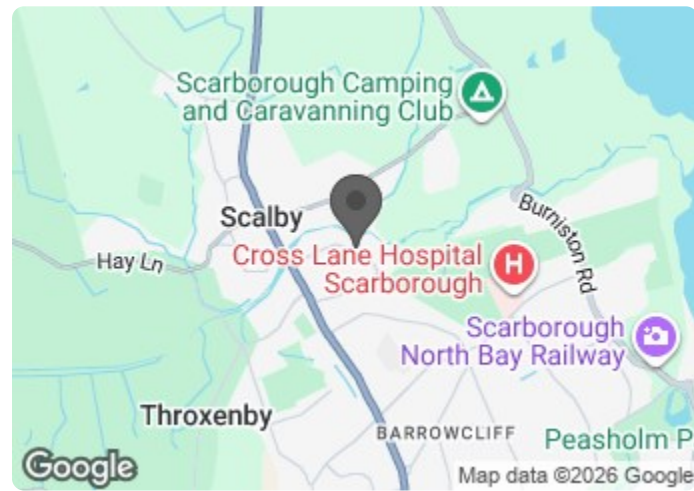


Alder View Court, Apartment 38, 1A, Newby Farm Road, Scarborough  
Approximate Gross Internal Area  
46 Sq M/495 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.

**38 Alder View Court**

Newby Farm Road, Scarborough, YO12 6WA



**Asking price £185,000 Leasehold**

A DELIGHTFUL ONE BEDROOM apartment on the SECOND FLOOR with JULIETTE BALCONY. Within a MCCARTHY STONE Retirement Living development for the OVER 60's located close to BUS STOPS and with EXCELLENT LOCAL COMMUNITY AMENITIES.

**Call us on 0345 556 4104 to find out more.**



# Alder View Court, 1A Newby Farm Road, Scarborough

1 bed | £185,000

## 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

Alder View Court is an award-winning McCarthy & Stone retirement development, purpose-built for the over 60s and comprising 42 one and two-bedroom apartments.

Residents benefit from a House Manager during office hours, a 24-hour emergency call system, and a camera door entry system linked to the TV for added peace of mind.

The service charge covers external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates, security, and energy costs for the homeowners' lounge and communal areas.

## Local Area

Alder View Court is located in the popular village of Newby, Scarborough, close to local amenities including a Proudfoot supermarket, pharmacy, dentist and medical centre.

The area also offers excellent leisure facilities, including bowling, tennis and cricket clubs, with Scarborough North Cliff Golf Club less than two miles away.

Bus stops within 200 yards provide easy access to Scarborough's sandy beach, shops, cafés and entertainment facilities.

## Entrance Hall

Front door with spy hole opens into the entrance hall, with access to a walk-in storage/airing cupboard. The hall also includes illuminated light switches, smoke detector, security door entry system with intercom, and a 24-hour emergency pull cord. Doors lead to the living room, bedroom and bathroom.

## Lounge

Spacious lounge with TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads to the separate kitchen.

## Kitchen

Fully fitted kitchen with a range of modern units and drawers, complemented by work surfaces. Includes stainless steel sink with drainer, built-in oven, ceramic hob with extractor hood, integrated fridge/freezer and under-pelmet lighting.

## Bedroom

A spacious double bedroom, benefiting from a walk-in wardrobe with hanging rails and shelving. Ceiling lights, TV and phone point.

## Shower Room

Majority tiled and fitted with suite comprising of walk-in shower with glazed screen, WC, vanity unit with sink and mirror above. Emergency pull cord.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

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 £2,977.8 per annum, (for financial year end 30/06/2027)

## Lease Information

Tenure: Leasehold  
Lease Length: 999 years from 2017  
Ground rent: £425 per annum  
Ground rent review: Jan- 32  
Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Additional Information & Services

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

