

Stillington Road, York YO61 3GP

£147,500

Stephensons
estate agents & chartered surveyors



A fabulous 1 bedroom 2nd floor retirement apartment in McCarthy & Stone's luxuriously appointed Stillington Oaks which was built in 2016 specifically for "the discerning over 60's buyer seeking a new home to support active, secure and independent living without compromising on quality and style".

Tenure: Leasehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 76Mbps* download speed
 EPC Rating: B - 83
 Council Tax: C - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Associate Partners:

N Lawrence
 I Jarvis MNAEA

McCarthy & Stone's luxuriously appointed Stillington Oaks was purpose built in 2016, exclusively for the over 60's buyer seeking independent living without compromising on quality and style. The beautifully presented communal areas within Stillington Oaks include a lift and stairs to all floors, fabulous homeowners lounge, guest suite, delightful landscaped gardens, visitor parking and an option for an allocated apartment owner's parking space at an annual cost to be confirmed. Stillington Oaks also benefits from an onsite McCarthy & Stone House Manager and each apartment features a 24/7 Careline alarm service.

The superbly appointed communal areas within Stillington Oaks include lifts and stairs to all floors, a fabulous residents lounge plus a visitor's guest suite.

A private reception hall with entry phone intercom leads off into an impressive 19'2" (5.84m) long open plan living room with feature fireplace, Juliet balcony overlooking the delightful communal gardens and access into a beautifully appointed kitchen that enjoys elevated rooftop views and features a range of integrated appliances to include fridge, freezer, dishwasher, hob and an elevated oven and grill.

Also off the hallway is a stylish shower room with larger than average walk-in shower and a useful utility room that provides excellent storage and additional appliance space with plumbing provisions for a washing machine.

The spacious 17'6" (5.33m) long double bedroom features a generous walk-in wardrobe and further elevated rooftop and communal garden views.

Externally Stillington Oaks offers beautifully landscaped communal gardens, visitor parking and an option for an allocated parking space, at a cost of £250 per annum

Length Of Lease: 999 years

Starting Year of Lease: 2016

Years Remaining on Lease: 990

Service Charge: £3,001.03 per annum (for financial year end 30/09/2026)

Ground Rent: £425 per annum

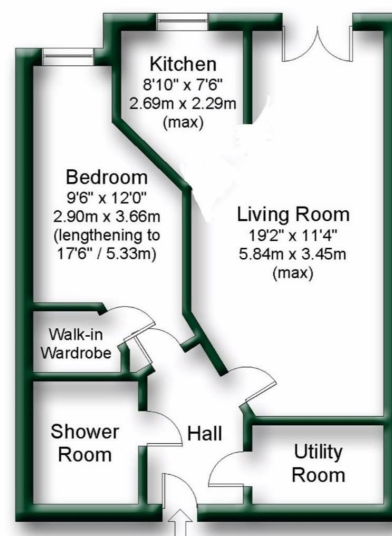
Management Company: McCarthy & Stone

AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

DON'T MISS OUT ON YOUR NEXT HOME

Last year, our social media content reached over 6.7 million views. By following Stephensons, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.



Not to Scale.
 Copyright © Apex Plans.