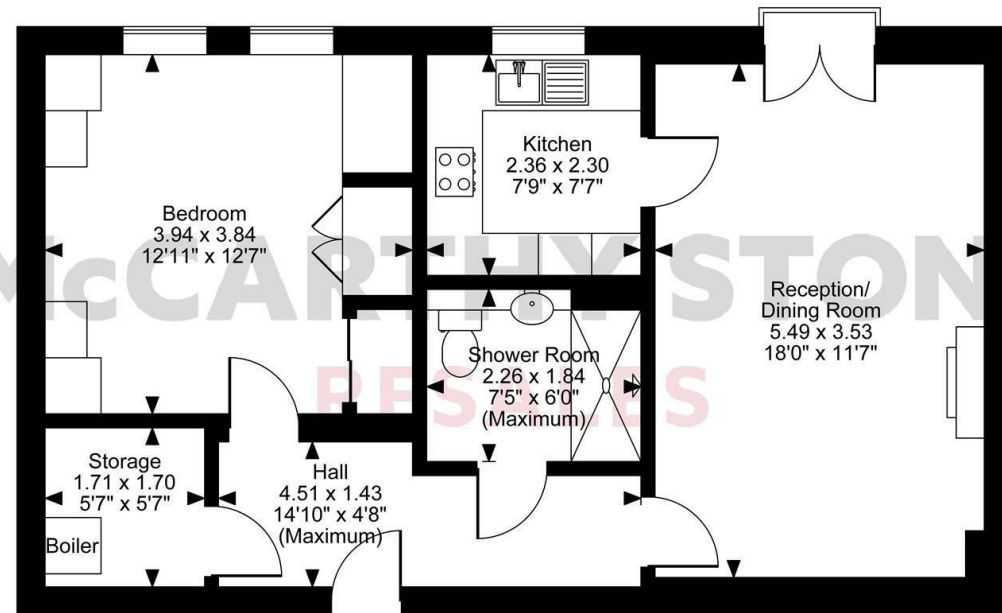


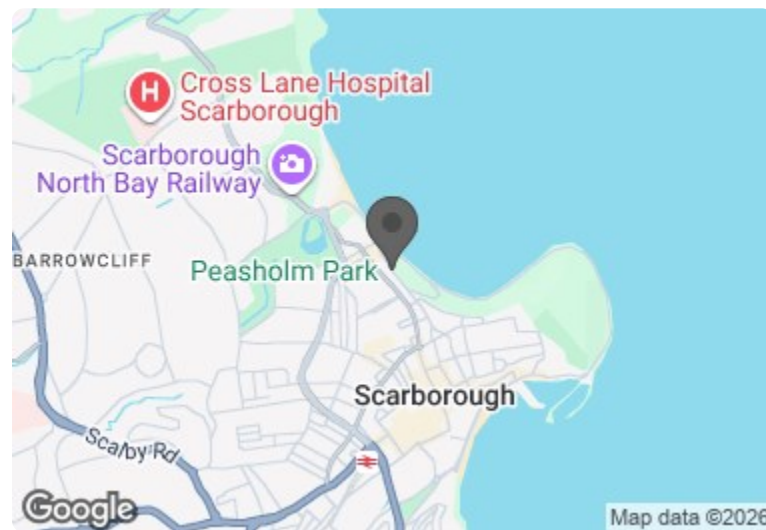
North Bay Court, North Marine Road, Scarborough
Approximate Gross Internal Area
608 Sq Ft/56 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

15 North Bay Court

119 North Marine Road, Scarborough, YO12 7JD

PRICE
REDUCED



PRICE REDUCTION

Asking price £130,000 Leasehold

Ready to move into and offered with no onward chain, this well-presented one bedroom second floor retirement apartment is exclusively for the over 60s.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



119 North Marine Road, Scarborough

1 Bed | £130,000

PRICE
REDUCED

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.

Summary

North Bay Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 36 one and two-bedroom retirement apartments. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. Homeowners lounge and other communal areas are covered in the service charge, for your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

North Bay Court is situated in Scarborough, the North East's most popular coastal resorts, boasting golden beaches as well as a wealth of attractions and year round events. Known to many as the "Queen of the Yorkshire Coast", Scarborough caters for all ages and visitors and residents alike. The North Bay area of Scarborough is a mainly residential part of town which also has a selection of guest houses and small hotels and is less developed than South Bay. It is considered by many to be more

natural and peaceful, yet still offers a great selection of attractions including the Sealife Centre with a range of marine life in the indoor and outdoor exhibits, the Oriental themed Peasholm Park with its natural ravine, boating lake and vast wealth of trees and flowers and the Scarborough Open Air Theatre; which has played host to many international performers including Elton John, Jose Carreras Cliff Richard & Russel Watson.

Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall 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 and emergency pull cord located in the hall. From the hallways there are doors to a walk-in storage cupboard, lounge, bedroom and shower room.

Lounge

A spacious south west facing lounge benefiting from large window enabling lots of natural light with views towards Scarborough cricket pitch and North Marine Road. There is a feature electric fire with surround which acts as an attractive focal point and there's ample space for dining. TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets. Partially glazed doors lead into a modern fitted kitchen.

Kitchen

Fully fitted kitchen with a range of modern cream gloss low and eye level units and drawers, work surface and room divider. Stainless steel sink with mono lever tap and drainer. Integral oven and microwave unit with separate electric hob and extraction unit. Integral fridge / freezer, integral wine rack, floor tiling and ceiling spot lights.

Bedroom

Double bedroom which faces south west, built in fitted wardrobes. TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets.

Shower Room

Fully tiled and fitted with suite comprising with a walk in shower

and hand rails. Low level WC, vanity unit with sink, mirror and overhead light unit above. Extraction fan.

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.

Annual Service charge: £2,919.73 for the financial year ending 31st March 2027.

Car Parking Permit Scheme-Subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

125 years from 1st Jan 2013
Ground rent: £425 per annum
Ground rent review: 1st Jan 2028

Additional Information & Services

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

