ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040

4 RYEBECK COURT, PICKERING, YO18 7FA

An immaculate ground floor retirement apartment built by McCarthy & Stone

Entrance Hall	**Shower Room**	**24hr Emergency Call System**
Living Room	**Electric Heating**	**Communal Lounge**
Kitchen	**uPVC Double Glazing**	**Car Permit Scheme**
Bedroom	**Patio Garden**	**EPC Rating B**

PRICE GUIDE £150,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent road links to the East Coast, City of York and neighbouring market towns of Helmsley and Kirkbymoorside. The Coastliner bus service runs frequent buses through Pickering linking with Malton and its train station that provides a direct line to York and its Intercity London to Edinburgh service. Pickering has a good range of shops, 2 supermarkerts, a Monday street market, doctors surgery, dentists and library.

Ryebeck Court was built by McCarthy & Stone specifically to cater for the needs of retirement living. The development consists of 41, one and two bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarms and with call points in the bathrooms.The development includes a Homeowners' lounge, landscaped gardens and it own laundry room. There is a guest suite for visitors who wish to stay (additional charges apply) and a car parking permit scheme applies on the development.

No.4 is a one bedroom, ground floor apartment located on the South & Western side of the building. It benefits from having a seating area outside of its living room patio doors. It has a double bedroom with fitted wardrobes and a tiled wet room adjoining it. The sizeable, double aspect living room has space enough for sitting and dining areas as well as a fitted kitchen.

General Information

Services: Water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Electric heating.

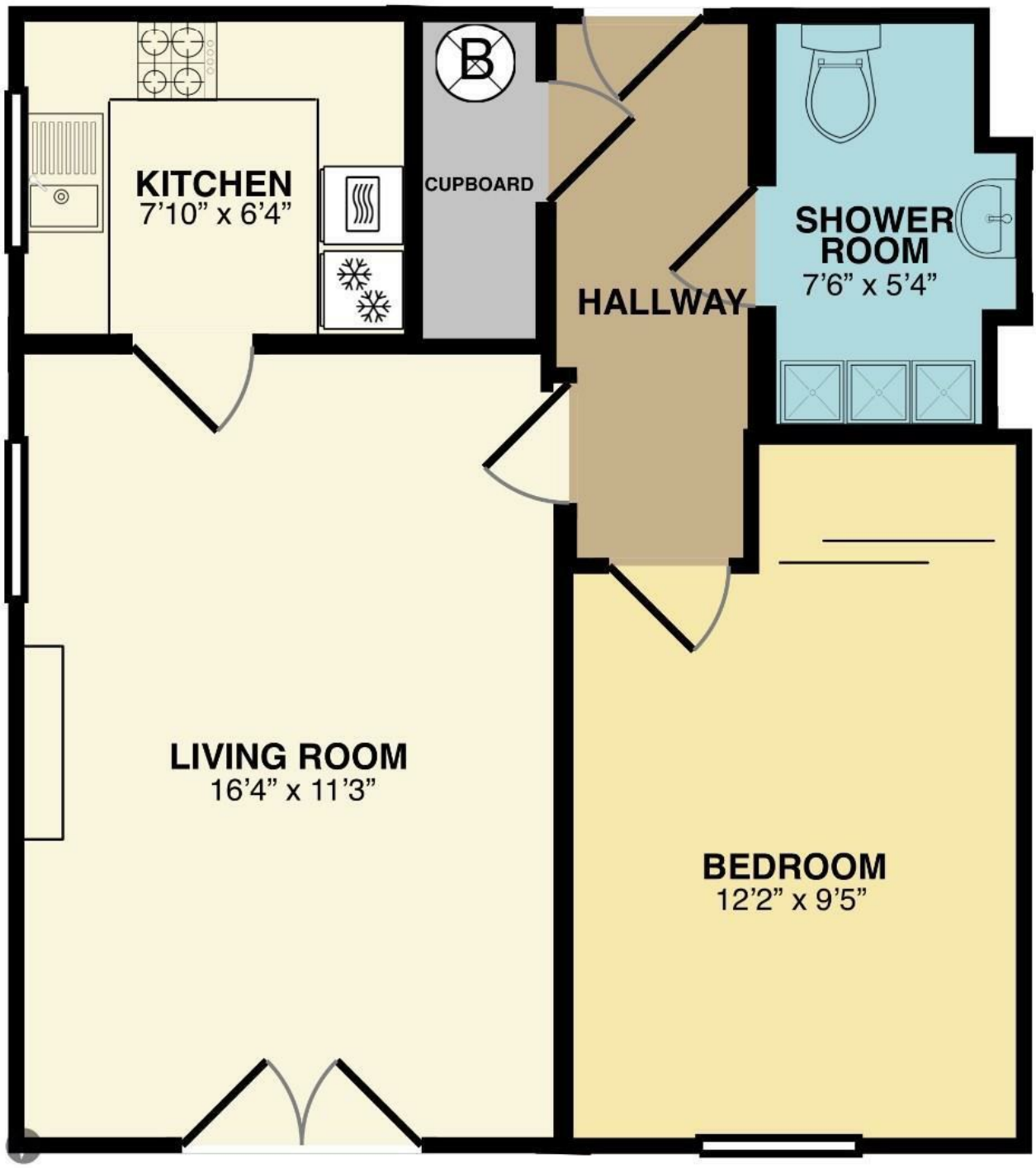
Council Tax: We are informed by Ryedale District Council that the property falls in band B.

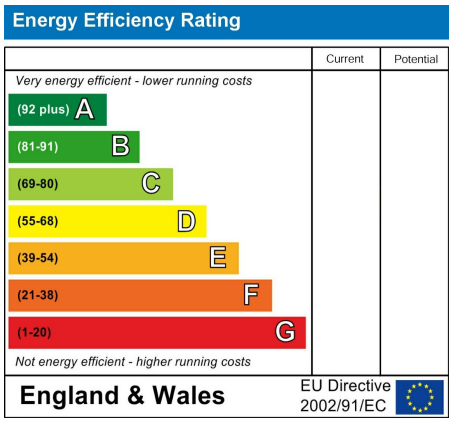
Management Charge: An annual management charge of £2,531.64 is currently payable for the year ending 30th September 2025 and covers the following:-
• House Manager
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

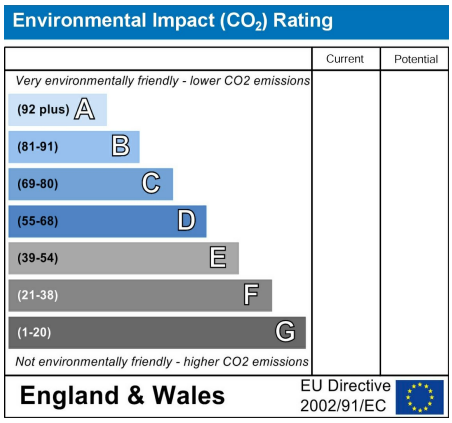
Tenure: We are advised by the Vendors that the property is Leasehold held on 125 year Lease which commenced in 2015. Vacant possession will be given upon completion. Note: Ground rent: £425 per annum. Managed by McCarthy Stone Management Services. It is a condition of purchase that all residents must meet the age requirements of 60 years.

Viewing Arrangements: Strictly by prior appointment through the Agents. Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800

Accommodation







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