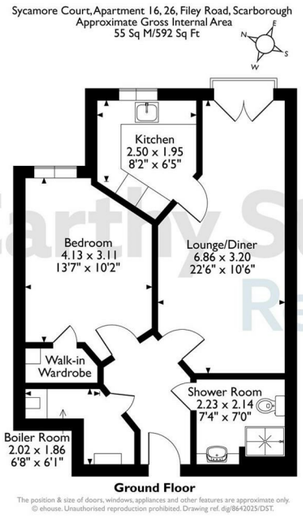
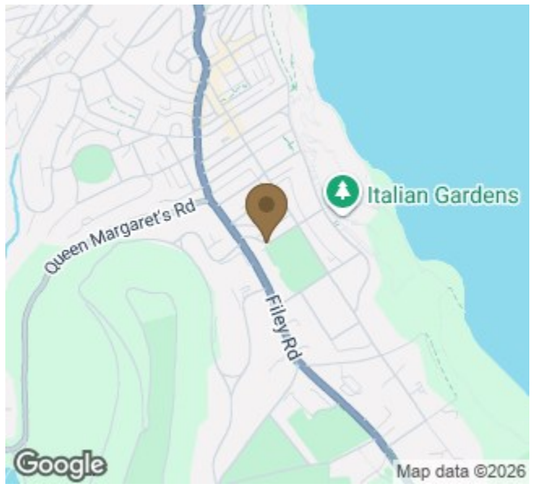
Excellent

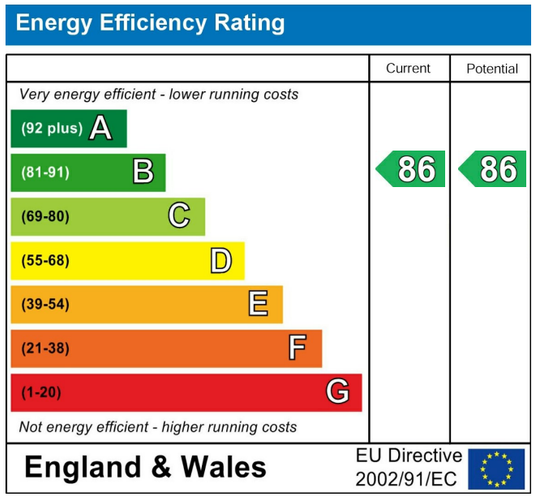
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Registered in England and Wales No. 10716544

The Property Ombudsman







16 Sycamore Court

Filey Road, Scarborough, YO11 2DZ

1 1 Council Tax Band: C

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

Asking price £99,950
Leasehold

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

Why you'll love living here:

- One-bedroom retirement apartment
- Juliet balcony with open outlook
- Views across neighbouring sports ground
- Bright and spacious living room
- Separate fully fitted kitchen
- Integrated fridge freezer included
- Double bedroom with walk-in wardrobe
- Level-access walk-in shower
- Secure door-entry intercom system
- Allocated parking subject to availability

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Sycamore Court, Scarborough

1 | 1 | Asking price £99,950

Development Overview
Sycamore Court is an attractive Retirement Living development in Scarborough, exclusively for those aged 70 and over, enjoying views towards Scarborough Castle and the sea.

Ideally placed for coastal living, residents can enjoy Scarborough's beaches, promenade, harbour, cafés and cultural attractions, with the wider Yorkshire coast and North York Moors also within easy reach.

The development offers 24-hour onsite staffing, an onsite bistro, one hour of domestic assistance each week, a homeowners' lounge, sun room with balcony, guest suite, lift access and private parking.

With comfortable apartments, excellent facilities and a wonderful seaside setting, Sycamore Court offers an appealing combination of independence, reassurance and coastal retirement living.

Apartment Overview
This well-presented one-bedroom retirement apartment offers comfortable, low-maintenance living with a pleasant outlook over the neighbouring sports ground.

The bright lounge benefits from double-opening UPVC doors to a Juliet balcony, while the separate fitted kitchen includes an integrated fridge/freezer, waist-height oven and ceramic hob.

The double bedroom features a walk-in wardrobe and full-height window, while the shower room offers a level-access walk-in shower, vanity unit and useful safety features.

Further benefits include a walk-in storage cupboard, secure door-entry system and 24-hour emergency response pull cords. Allocated parking may also be available by permit, subject to availability.

Care & Support
The personal care services available at Sycamore Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Social Lifestyle
The Communal Lounge is at the heart of the community at Sycamore 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.

Landscaped Gardens
One of the main social hubs of Sycamore 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.

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £11,168.88 per annum (up to financial year end 30/09/2027).

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

Leasehold Information
Lease: 999 years from 1st Jan 2018
Ground rent: £435 per annum
Ground rent review: 1st Jan 2033
Managed by: Your Life Management Services

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.













