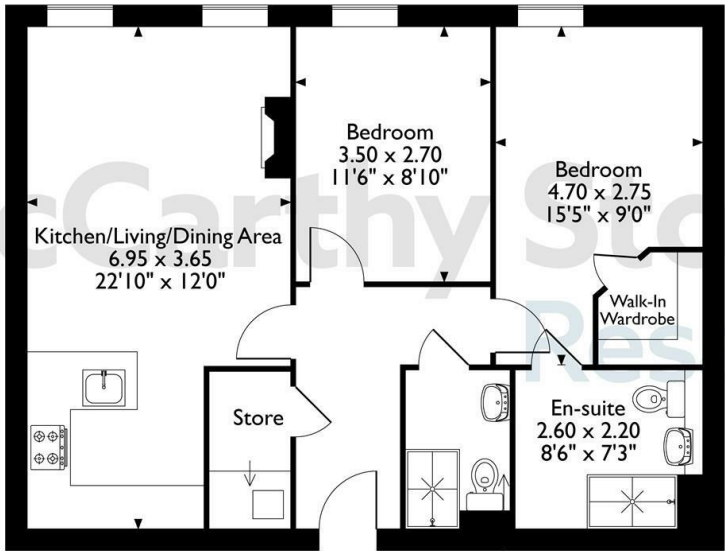
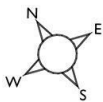


24, Rybeck Court, Pickering
Approximate Gross Internal Area
65 Sq M/700 Sq Ft



First Floor

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) A		
(81-91) B	86	86
(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	

24 Rybeck Court

Eastgate, Pickering, YO18 7FA



PRICE REDUCTION

Offers in the region of £120,000 Leasehold

A TWO BEDROOM, TWO SHOWER ROOM apartment with OPEN PLAN kitchen to living room located on the FIRST FLOOR within a MCCARTHY STONE development approx. HALF A MILE from PICKERING TOWN CENTRE and just 75 yards from a BUS STOP. ~1 years service charge is included within the sale~

Call us on 0345 556 4104 to find out more.

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Registered in England and Wales No. 10716544



Ryebeck Court, Eastgate, Pickering

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.

Ryebeck Court

Ryebeck Court is a McCarthy & Stone development purpose-built for retirement living, offering 41 one and two-bedroom apartments exclusively for the over-60s.

A dedicated House Manager is on site during working hours, providing day-to-day support and peace of mind. The service charge takes care of all external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates, security systems, and the energy costs for all communal areas, including the homeowners' lounge and laundry room.

Safety and security are a priority, with camera door-entry and a 24-hour emergency call system in place.

Residents can enjoy the homeowners' lounge as a social hub, while a guest suite is available for visiting family and friends (additional charges apply).

A car parking permit scheme operates at the development — availability to be confirmed with the House Manager.

Local area

Ryebeck Court is set in the heart of Pickering, a traditional market town with a vibrant centre just half a mile from the development. The market place offers an excellent mix of local produce, quality high-street shops, a supermarket, and a popular monthly farmers' market.

Pickering is rich in history and character, home to the renowned



North York Moors Steam Railway and surrounded by outstanding countryside. Nearby attractions include Castle Howard, Duncombe Park, and some of Yorkshire's prettiest villages such as Thornton-le-Dale, Hutton-le-Hole, and Goathland — famously known as Aidsensfield in the TV series Heartbeat.

A bus stop is conveniently located approximately 75 yards from the development, making local travel simple and accessible.

Entrance Hall

The front door, fitted with a spy hole, opens into a spacious entrance hall. This welcoming area features illuminated light switches, a smoke detector, a secure door-entry intercom system, and a 24-hour emergency response pull-cord for added peace of mind.

A useful walk-in storage/airing cupboard is accessed from the hall, with further doors leading to the bedrooms, living room, and shower room.

Lounge

Open to the kitchen, the living room provides generous space for both relaxing and dining. An electric feature fireplace with a stone-effect surround creates an attractive focal point, while TV and telephone points add practicality. The room benefits from two ceiling lights, fitted carpets, raised electric power sockets, and two windows overlooking Eastgate, allowing plenty of natural light.

Open plan Kitchen

Open to the kitchen, the living room provides generous space for both relaxing and dining. An electric feature fireplace with a stone-effect surround creates an attractive focal point, while TV and telephone points add practicality. The room benefits from two ceiling lights, fitted carpets, raised electric power sockets, and two windows overlooking Eastgate, allowing plenty of natural light.

Bedroom One

The double bedroom overlooks Eastgate and benefits from a walk-in wardrobe fitted with shelving and hanging rails. Additional features include ceiling lighting, TV and telephone points, and raised power sockets for convenience.

En-suite shower room

Fully tiled and fitted with a level access shower with glass shower screen, adjustable showerhead and handrail; WC, vanity with wash basin and mirror with shaving light above. Electric heated towel rail, wall mounted electric fan heater and emergency pull-cord.

Bedroom Two

A good sized second bedroom with ample space for a double bed and bedroom furniture. Window overlooking Eastgate, TV and telephone points and raised power points.

2 Bed | £120,000

Shower room

Fully tiled and fitted with a shower cubicle with glass shower screen, adjustable showerhead and handrail; WC, pedestal wash basin and mirror with shaving light above. Electric heated towel rail, wall mounted electric fan heater and 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, 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,984.12 per annum (for financial year end 30/09/26)

Car Parking - Permit scheme

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

Leasehold Information

Lease length: 125 years from 2015
Ground rent: £495 per annum
Ground rent review date: Jan 2030
Managed by McCarthy Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Additional Information & Services

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

1 years service charge included within the sale

The sellers are including one years service charge paid by them as an incentive. Figures would be based on the current financial year end amount.



PRICE
REDUCED