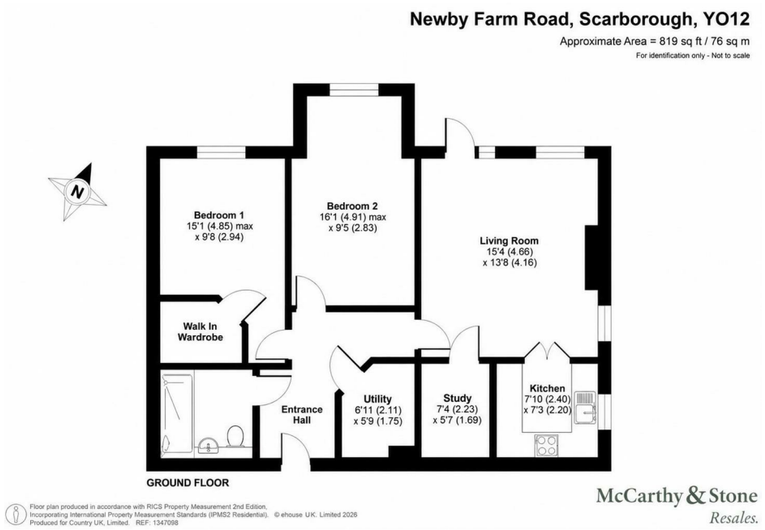
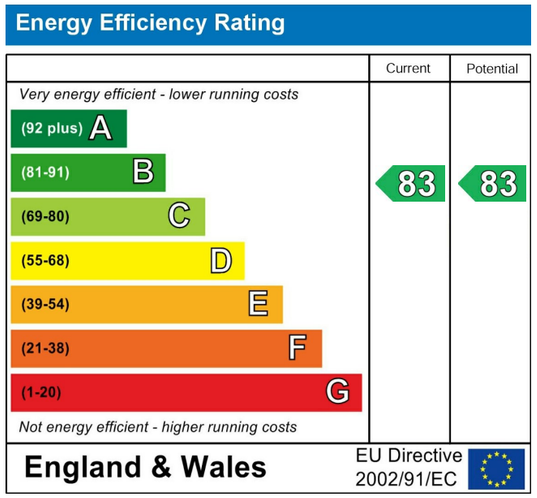
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







2 Alder View Court

1A Newby Farm Road, Scarborough, YO12 6WA

2 | 1 | Council Tax Band: D

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 2 Alder View Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

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

Why you'll love living here:

- Spacious two-bedroom retirement apartment
- Desirable south-facing aspect
- Private patio overlooking communal gardens
- Bright and airy lounge
- Feature fireplace and dining space
- Separate modern fitted kitchen
- Integrated kitchen appliances
- Principal bedroom with fitted wardrobes
- Versatile second double bedroom
- Walk-in shower and excellent storage

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

2 Alder View Court, Scarborough

2 | 1 | Asking price £250,000

Development Overview

Alder View Court is an award-winning McCarthy Stone Retirement Living development in the popular village of Newby, Scarborough, offering 42 one and two-bedroom apartments for the over 60s.

Residents can enjoy a welcoming homeowners' lounge with kitchen facilities, beautifully maintained communal gardens and the reassurance of a House Manager during office hours. Additional features include a 24-hour emergency call system and secure camera door entry.

The development has received prestigious awards for retirement housing and its landscaped gardens.

Ideally located close to local shops, a supermarket, pharmacy and medical centre, Alder View Court also benefits from excellent bus links to Scarborough town centre, its sandy beaches and seafront attractions.

Apartment Overview

This spacious two-bedroom apartment enjoys a desirable southerly aspect, with a private patio overlooking the beautifully maintained communal gardens.

The welcoming entrance hall provides access to all rooms, two useful storage cupboards, including one housing a washer dryer, and a 24-hour emergency response system.

The bright and airy lounge a feature fireplace and ample space for relaxing and dining, with direct access to the private patio. A separate fitted kitchen offers modern units, granite-effect worktops and integrated appliances.

The generous principal bedroom enjoys views over the communal gardens, with a skylight, fitted mirrored wardrobes and additional walk-in storage. The second double bedroom provides flexible accommodation, ideal for guests, a dining room or study.

Completing the apartment is a fully tiled shower room featuring a spacious walk-in double shower, vanity unit, WC and emergency pull cord.

Additional Information & Services

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

Car Parking

This apartment comes with an allocated car parking space included

Social Lifestyle

The Communal Lounge is at the heart of the community at Alder View 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 Alder View 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.

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Service Charge: £4,466.76 per annum (up to financial year end 30/06/2027).

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

Leasehold Information

Lease Length: 999 years from 2017
Ground rent: £495 per annum
Ground rent review: January 2032
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

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.













