



# *Scoresby View*

## Whitby

**McCarthy Stone**  
Retirement living *your way*



# Happiness, confidence, security

For us, it’s about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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# Live life your way

## with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a convenient location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite<sup>^</sup>, which has en-suite facilities.

### Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week\*, is the friendly face who takes care of the day-to-day running of the development.

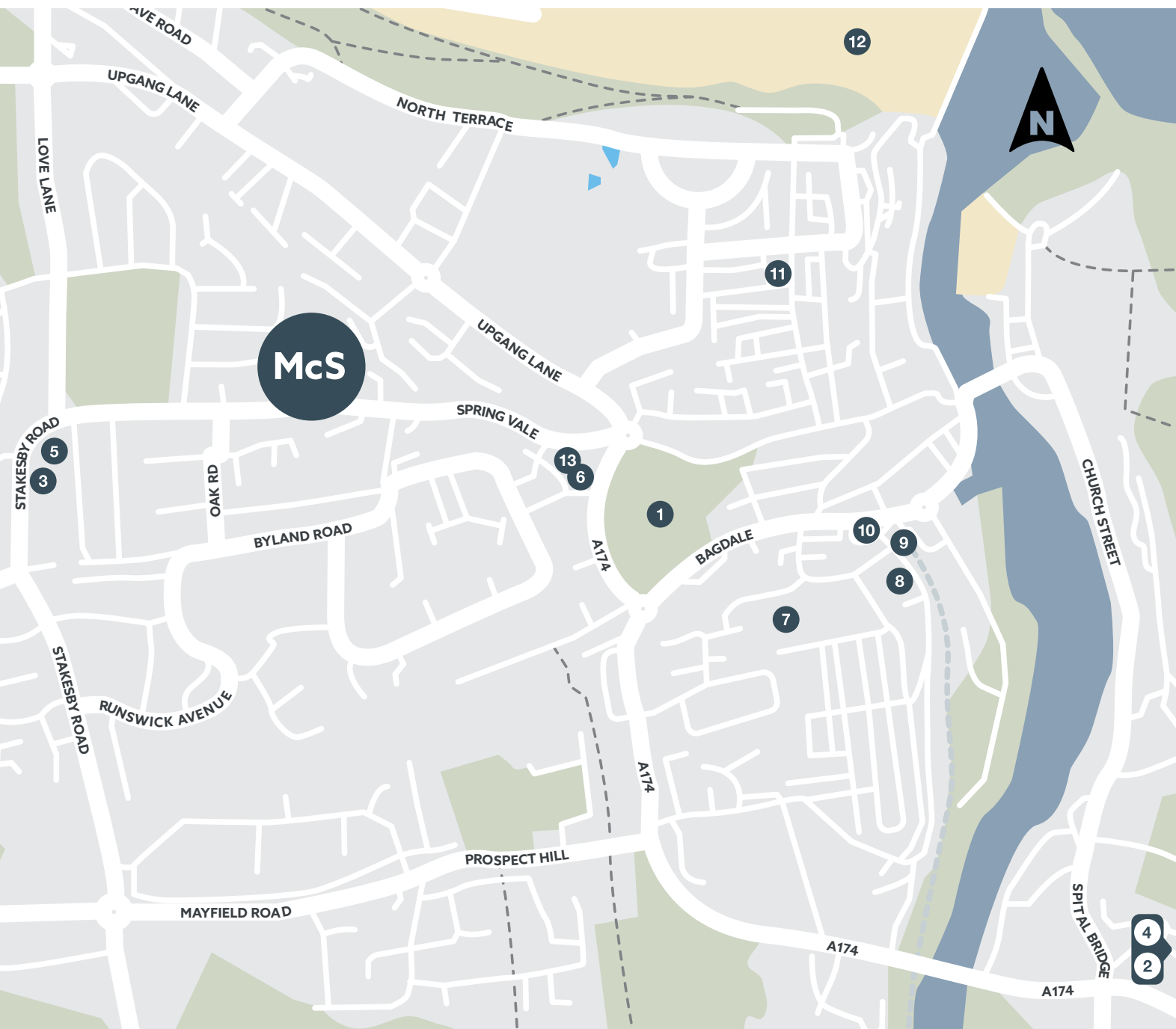
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



# Whitby

Relaxed living in a charming seaside town.



- |                                    |                                |                 |
|------------------------------------|--------------------------------|-----------------|
| 1 Pannett Park (inc Whitby Museum) | 5 Garage Spar                  | 9 Train Station |
| 2 Sainsbury's                      | 6 Shotford Bowling Club        | 10 Bus Station  |
| 3 Lidl                             | 7 Whitby Hospital              | 11 Dentist      |
| 4 Aldi                             | 8 Library & Information Centre | 12 Whitby Beach |
|                                    |                                | 13 Surgery      |



Scoresby View offers convenient living in a resort location. For everyday essentials, there's a Spar less than half a mile away. Directly opposite is a Lidl, and Sainsbury's is a five minute drive.

The town's centre splits into west and east side at Whitby bridge. Here you'll find a wealth of shops – from bakers and butchers to clothes stores, banks and building societies.

Famous for fish and chips, you'll find lots of eat-in and takeaway options. There are plenty of other eateries too, offering international cuisine and traditional pub food. At the renowned Magpie Café, you can enjoy dishes made using fresh local fish and seafood, while Rusty Shears is popular for breakfast and afternoon teas.

The town's rich history is evident in its winding cobbled streets and striking architecture. The ruins of Whitby Abbey can be reached via 199 steps, leading you to views over the harbour, pier and out to sea. There's also a memorial to the famous explorer Captain Cook who learned to sail here.



## Live life your way

Walkers will appreciate the vast North Yorkshire Moors National Park and Whitby's stunning sandy beach, offering walks by the shoreline or via its North Promenade – just a mile away).

The town's calendar is packed with events, from its famous regatta in August to its Christmas festival. A trip on the local steam train to Pickering makes a great day out.

For exercise lovers, the leisure centre has a 25-metre pool and gym. There's also a cricket club, rugby club and a golf club.

The nearest bus stop links you to Whitby's centre, plus onwards to Scarborough, Leeds, and York. The train station, a mile away, takes you to Bradford, Liverpool and Manchester. You have good road connections to Scarborough and Middlesbrough too.

## You'll be well looked after in Whitby

Designed with the over 60s in mind, Scoresby View is built to high standards and is an ideal place to live life your way.

# Designed

with you in mind

As you approach Scoresby View, you'll immediately appreciate the thoughtful design of its exterior that blends traditional and modern styles. Red brickwork and pitched roofing echo the housing of the old town, and contrast sympathetically with the building's white render and grey steel balconies. White window frames and stone lintels throughout provide an elegant finish.

Inside, the entrance lobby offers a warm welcome to homeowners, friends, and family members alike. From here you will discover the social hub of the development, the communal lounge. From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together. If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

Step through the patio doors and you'll find yourself on a large,

paved terrace with an eye-catching pergola. With plenty of seating, it's a wonderful spot for socialising or soaking up some sun during the warmer months.

From here you can admire the wonderfully landscaped garden. Every plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues to create a garden to enjoy throughout the seasons. What's more, you don't even need to lift a trowel or wrestle with a lawnmower to keep it immaculate – we look after all the outside spaces for you.

You can explore the garden further via wide pathways, created to accommodate walking and mobility scooters alike. You'll discover a wooden gazebo and a cluster of benches in the centre. There are raised planters and a potting shed too, so if you're the green fingered sort, you can cultivate and care for your own plants and vegetables.





# More for you

## Guest Suite<sup>^#</sup>

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

## House Manager

Ensures the development is well maintained, alongside arranging social activities that help build a strong sense of community.

## Pets Welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

## Mobility scooter charging point<sup>#</sup>

An accessible space available where mobility scooters can be charged.

## Parking<sup>#</sup>

Spaces are available for purchase.

# Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Scoresby View is no exception.

Comprising 60 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

## We're here to help

Whether purchasing or renting your apartment at Scoresby View, we can help you every step of the way\*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents, to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



# Scoresby View

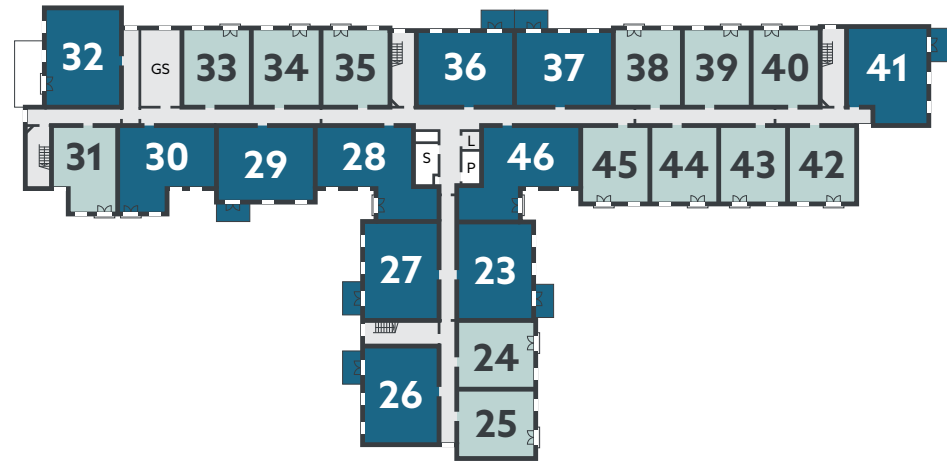
Ground Floor



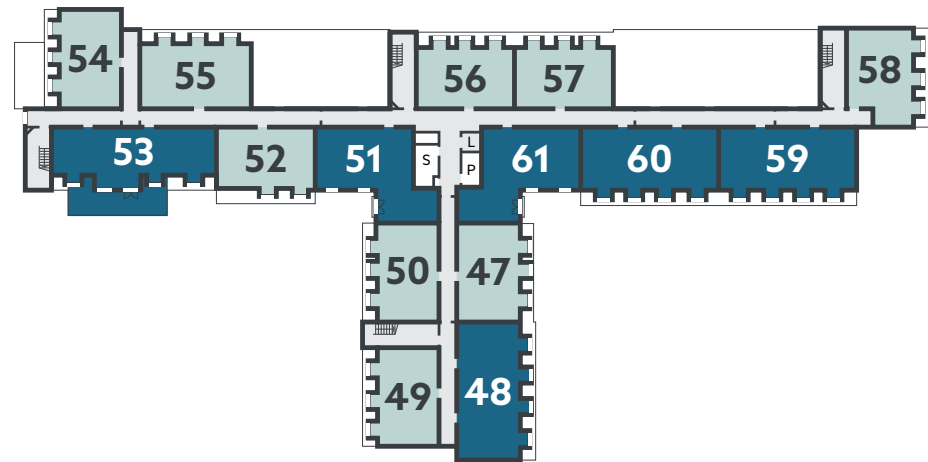
- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- PS - Potting Shed
- RR - Refuse & Recycling
- S - Store

First Floor



Second Floor



Apartments are available to buy or rent. For the latest availability and prices, please ask your Sales Consultant or visit [mccarthystone.co.uk/scoresby-view](https://mccarthystone.co.uk/scoresby-view)

# Your new home

## in detail

### General

- Double glazing to all windows
- Fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky connection point in living room\*

### Kitchen

- Fitted kitchen with integrated appliances (fridge/freezer, oven)
- Stainless steel cooker hood
- Ceramic hob
- Composite sink
- Monobloc sink mixer tap in a chrome finish with a single lever

### Heating and finishes

- Electric panel radiators
- Neutral décor
- Oak veneer apartment entrance doors and white five-panel internal doors
- Chrome door furniture and fittings

### Shower room

- Low profile shower tray
- White sanitary ware with high quality fittings
- Mirror
- Separate shaver socket
- Heated towel rail
- Additional en-suite to selected two bedroom apartments

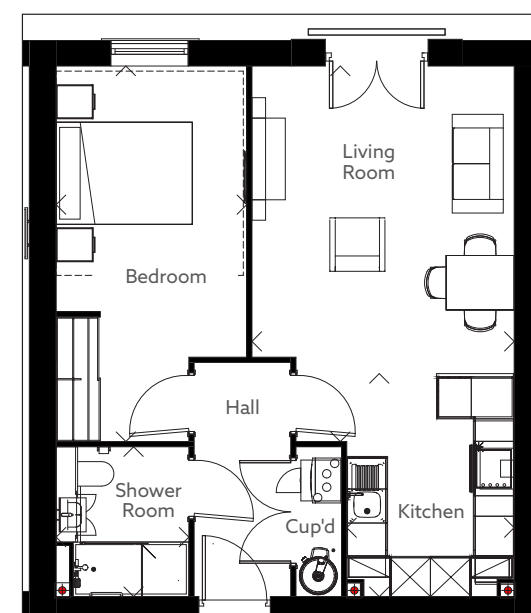
### Safety and security

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

## Typical apartment layouts

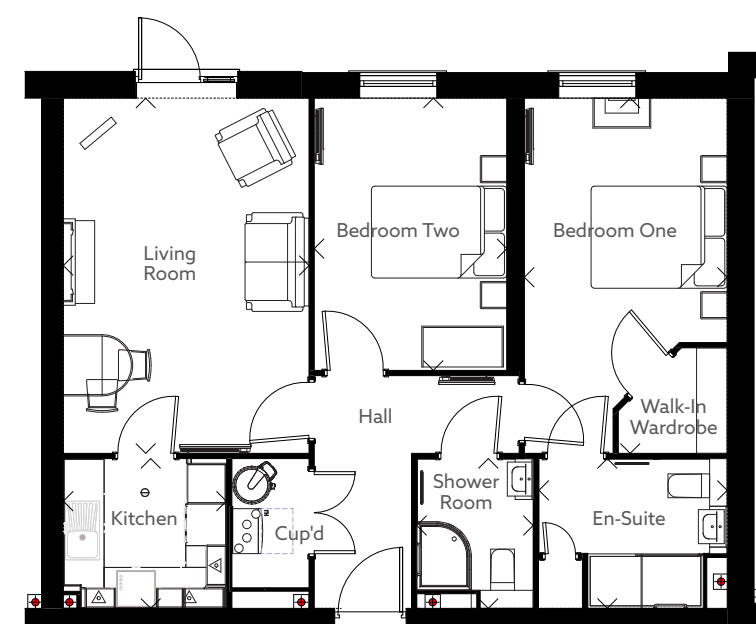
Approximate room sizes

### One Bedroom



|                                  |
|----------------------------------|
| Living Room                      |
| 5441mm x 3853mm / 17'10" x 12'7" |
| Kitchen                          |
| 3230mm x 2460mm / 10'7" x 8'1"   |
| Bedroom                          |
| 5441mm x 2800mm / 17'10" x 9'2"  |
| Shower Room                      |
| 2200mm x 1950mm / 7'2" x 6'5"    |

### Two Bedroom



|                                  |
|----------------------------------|
| Living Room                      |
| 5218mm x 3610mm / 17'1" x 11'10" |
| Kitchen                          |
| 2200mm x 2400mm / 7'2" x 7'10"   |
| Bedroom One                      |
| 5218mm x 2980mm / 17'1" x 9'9"   |
| En-Suite                         |
| 2200mm x 2774mm / 7'2" x 9'1"    |
| Bedroom Two                      |
| 4000mm x 2830mm / 13'1" x 9'3"   |
| Shower Room                      |
| 2200mm x 1710mm / 7'2" x 5'7"    |

# The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before, you may have questions about how this works.

When you consider the services available at Scoresby View and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

## Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Scoresby View's web page.

## Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

**When you're ready to find out more, we will happily explain these charges in more detail.**



## Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit [mccarthystone.co.uk/scoresby-view](https://mccarthystone.co.uk/scoresby-view) to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

*McCarthy Stone Homeowner*

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

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We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



Rated Excellent



To find out more, scan the QR code  
call 0800 201 4106  
or visit [mccarthystone.co.uk/scoresby-view](https://mccarthystone.co.uk/scoresby-view)

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