

Peter  
**illingworth**  
ESTATE AGENTS



**Apartment 1, Rybeck Court**  
**Outgang Road, Pickering, YO18 7FA**  
**Price Guide £220,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)  
Leasehold  
Property Tax Band C, EPC Band C

Apartment 1 is one of the largest two bedroomed, ground floor homes nestled within Ryebek Court. Built in this lovely retirement complex developed by McCarthy Stone for the over 60's. This exclusive development offers more than just a place to live, designed for comfort, wellbeing, and enjoyment.

Ryebek Court offers a large communal lounge and sitting room, with kitchen and laundry. Guest suite for friends and family (additional charges apply), house manager on site, safe and secure development, camera door entry system.

Accommodation briefly comprises:

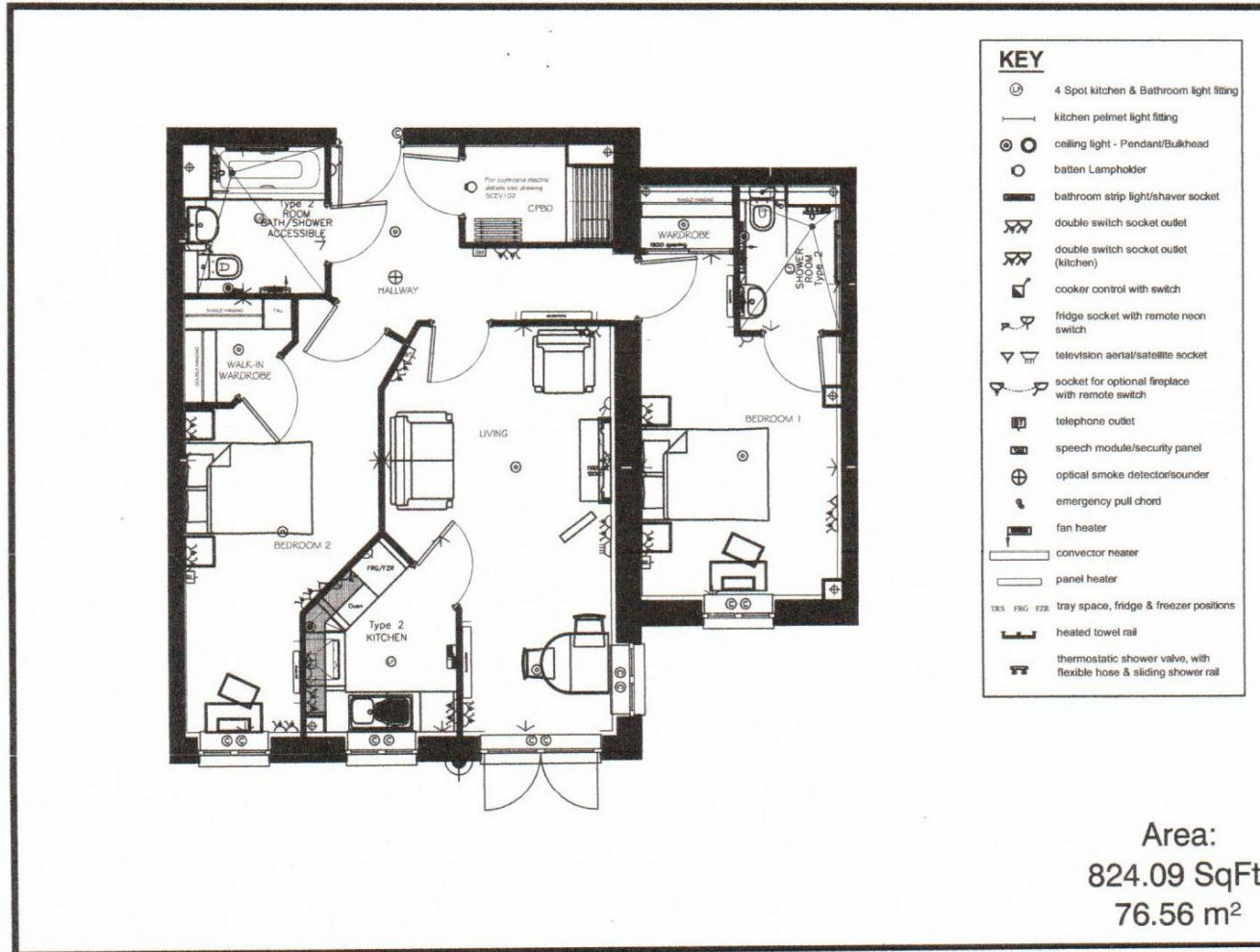
Front entrance hall, walk-in storage room, living room/dining area with double doors leading onto patio, kitchen, principal bedroom with en-suite shower room, bedroom 2 and house bathroom.

The ancient market town of Pickering has a good range of local amenities and is home to the North York Moors Railway. The Great Dalby Forest and the North York Moors National Park are within a short drive. The ancient City of York and the coastal resorts of Scarborough and Whitby are easily commutable.



# Ryebeck Court

## Eastgate, PICKERING APARTMENT DETAILS



Living	19'11" max x 11'2" max	
Kitchen	7'11" max x 7'5" max	
Bathroom	7'3" x 6'11"	
Bedroom 1	16'11" max x 7'8" max	
Bedroom 2	21'2" max x 9'5" max	

APARTMENT NUMBER: 01





**Tenure:** We understand the property to be leasehold with a term of 125 years from 2015, ending 01/01/2140

**Service Charge:** The monthly service charge for the apartment is £3,984 per annum.

- 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. Safety and security: emergency call system.

**Ground Rent:** £495 per annum.

**Flood Risk:** Very low.

**Energy Performance Rating:** Band C

**Property Tax:** Band C

**Broadband:** Basic 15 Mbps, Superfast 77 Mbps

**Mobile Coverage:** EE, Vodafone, Three, O2

**Satellite:** BT, Sky

**Car Parking permit scheme:** Subject to availability- Parking is by allocated space. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

**Photography:** By Peter Illingworth

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

**Need to sell your own property?** Contact Peter Illingworth on 01751 475557 for no-obligation advice.

**Viewing:** Strictly by appointment through the agents Kirkbymoorside Office, 16, Market Place, Pickering, YO62 6DA. Tel: 01751 475557.



16 Market Place, Kirkbymoorside,  
York, YO62 6DA

T. 01751 431107  
E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557  
E. maltonhub@peterillingworth.co.uk

T. 01751 475557  
E. pickering@peterillingworth.co.uk

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

41-43, Maddox Street, London, W15 2PD  
T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk



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