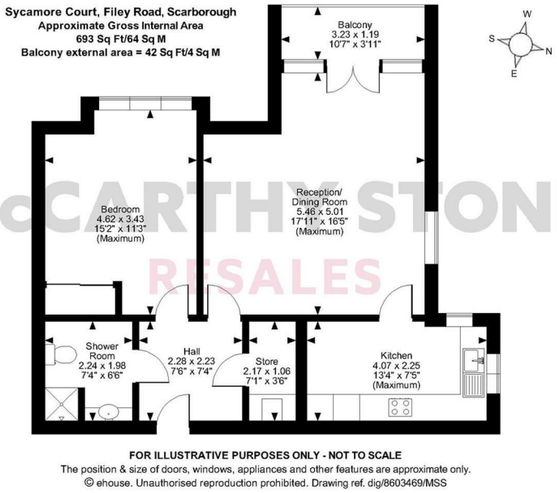
Excellent

Trustpilot

McCarthy & Stone
Resales.

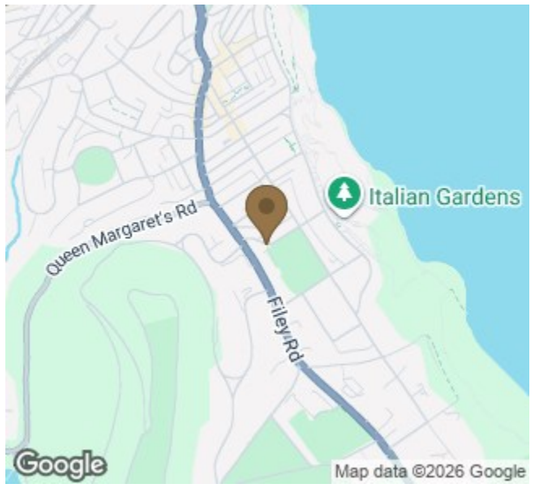


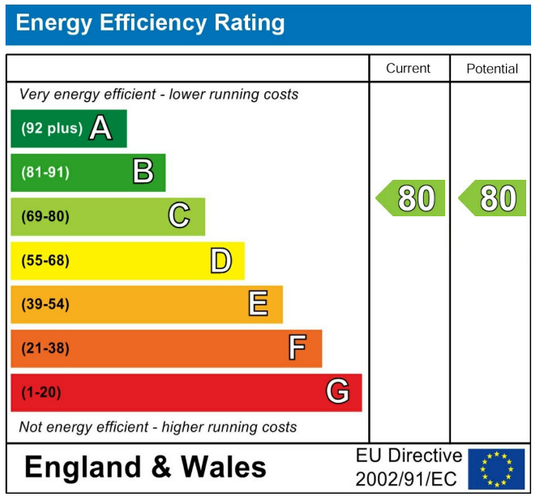
McCARTHY STONE
RESALES











52 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 52 Sycamore Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

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

Why you'll love living here:

- Spacious Third-Floor Retirement Apartment
- Offered With No Onward Chain
- Desirable West-Facing Private Balcony
- Bright Dual-Aspect Lounge
- Generous Living and Dining Space
- Exceptionally Spacious Modern Fitted Kitchen
- Integrated Appliances and Waist-Height Oven
- Double Bedroom with Walk-In Wardrobe
- Contemporary Level-Access Shower Room
- 24-Hour Emergency Response System

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

52 Sycamore Court, Scarborough

1 | 1 | Asking price £125,000

Development Overview
Sycamore Court is a Retirement Living PLUS development exclusively for those aged 70 and over, comprising 54 one and two-bedroom apartments in the popular coastal town of Scarborough, with views towards Scarborough Castle and the sea.

The development offers excellent communal facilities, including a homeowners' lounge, sunroom with balcony, on-site bistro serving freshly prepared meals, guest suite and private residents' parking. Homeowners also benefit from 24-hour on-site staffing, lift access and one hour of domestic assistance each week.

Conveniently located on Filey Road, Sycamore Court provides easy access to local shops, bus services and Scarborough town centre. The town offers a variety of restaurants, cafés, beaches and cultural attractions, with the beautiful Yorkshire coastline and North York Moors nearby.

Apartment Overview
This beautifully presented and exceptionally spacious one-bedroom retirement apartment boasts a desirable west-facing private balcony, bright dual-aspect living accommodation and a generously proportioned kitchen, making it an ideal choice for comfortable, independent retirement living.

The welcoming entrance hallway provides access to a useful walk-in storage cupboard, while the impressive dual-aspect lounge offers an abundance of natural light and ample space for both relaxing and dining. French doors open directly onto the private west-facing balcony, perfect for enjoying the afternoon and evening sunshine.

The exceptionally spacious, well-appointed kitchen features stylish cream gloss units, granite-effect worktops and integrated appliances, including a fridge/freezer, waist-height oven and ceramic hob.

The generous double bedroom benefits from a large walk-in wardrobe, providing excellent storage, while the modern shower room features a convenient level-access shower, vanity unit and heated towel rail.

Further highlights include double glazing, raised electrical sockets, a secure entry intercom and 24-hour emergency response pull cords, offering added comfort, convenience and peace of mind.

Ideally situated within Sycamore Court on Filey Road, the apartment enjoys a sought-after coastal location, with convenient access to Scarborough town centre, local amenities, beautiful beaches and the stunning Yorkshire coastline.

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
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Glass table, two chairs and bookcase included if required

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 31/08/2027).

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

Leasehold Information
Lease length: 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.

- 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.













