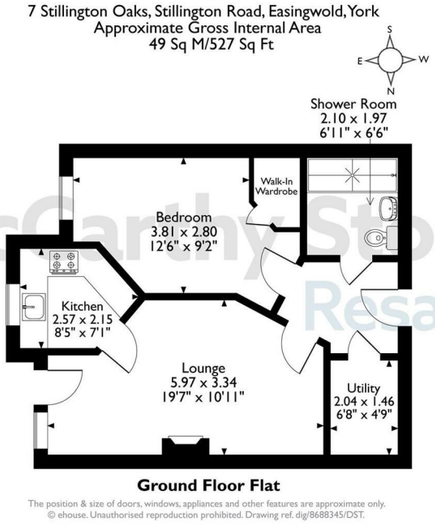
Excellent

Trustpilot

McCarthy & Stone
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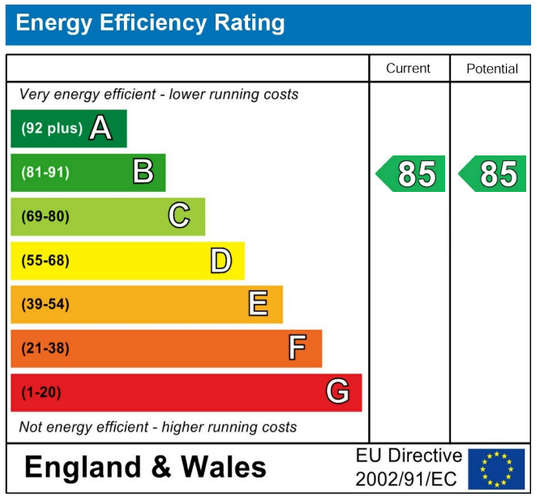
7 Stillington Oaks, Stillington Road, Easingwold, York
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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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







7 Stillington Oaks

Stillington Road, York, YO61 3GP

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 7 Stillington Oaks could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £185,000
Leasehold

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

Why you'll love living here:

- PART EXCHANGE AVAILABLE WITH THIS PROPERTY
- EAST FACING PRIVATE PATIO
- HOUSE MANAGER
- LIFTS TO ALL FLOORS
- LANDSCAPED COMMUNAL GARDENS
- COMMUNAL LOUNGE
- PET FRIENDLY (SUBJECT TO T&Cs)
- SECURE VIDEO DOOR ENTRY
- 24 HOUR EMERGENCY RESPONSE SYSTEM
- TO VIEW CALL THE RESALES TEAM ON 0345 556 4710

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

7 Stillington Oaks, York

1 | 1 | Asking price £185,000

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.

Summary
Stillington Oaks was built by McCarthy & Stone purpose built for retirement living. The development consists of 37 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area
Stillington Oaks is located in the beautiful North Yorkshire town of Easingwold. This historic market town enjoys a relaxed pace of life and is tucked away, surrounded by some of the region's most stunning scenery. Easingwold is located just 12 miles north of York which is a firm favourite with tourists from all over the world who come to see this historic and striking city. There are a range of shops and facilities in Easingwold, from butchers and bakers to several small supermarkets and banks all located in the centre around the Market Place and Long Street. The Galtres Centre in the heart of Easingwold is host to a range of clubs and activities as well as being a venue for shows and performances. There are good transport links by both road and bus to areas both locally and regionally with the A19 connecting Easingwold to York heading south and to Thirsk and Middlesborough heading north. Regular bus services operate from Easingwold providing connections to York, Thirsk and Helmsley along with several villages and towns in the area.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with plumbing for a washing machine. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

Lounge
Spacious lounge which has a southly aspect has the benefit of patio doors leading to patio area and well maintained communal grounds. There is ample space for dining and a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets. Partially glazed door lead onto a separate kitchen.

Kitchen
Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with work surface and tiled flooring. Stainless steel sink with mixer tap, drainer and double glazed window overlooking communal gardens above. Built in hotpoint oven, 4 ring electric hob with extractor over. Built-in fridge and freezer.

Bedroom
Double bedroom with window overlooking communal gardens. Door to walk-in wardrobe housing hanging rails and shelving. TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets.

Shower Room
Fully tiled and fitted with suite comprising of double walk-in shower, low level WC, vanity unit with sink and mirror above.

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.

Annual Service Charge: £3,082.18 for the financial year ending 30/09/2027.

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

Car Parking Permit Scheme- subject to availability
Parking is by allocated space subject to availability. 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.

Additional Information & Services
• Fiber broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease Information
Lease: 999 years from 1st Jan 2016
Ground rent: £425 per annum
Ground rent review: 1st Jan 2031







