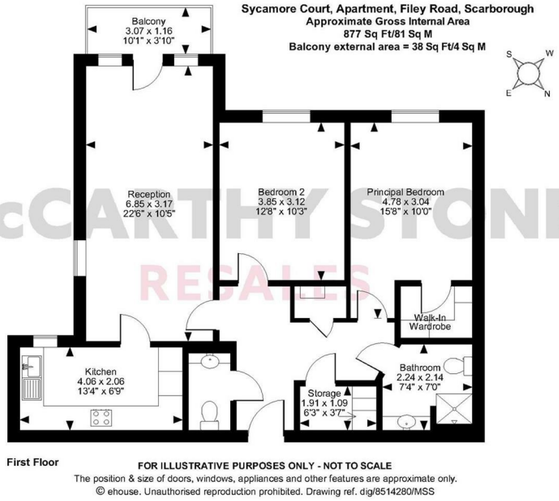
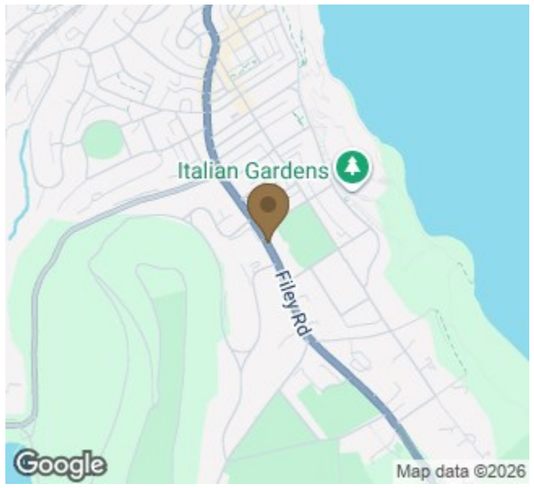
Excellent

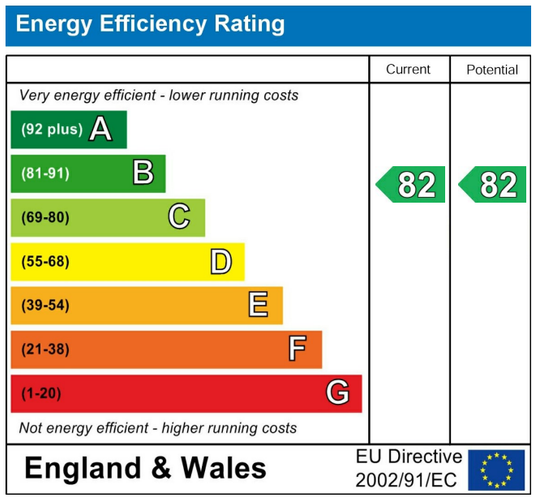
Trustpilot

McCarthy & Stone
Resales.



McCARTHY STONE
RESALES





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







23 Sycamore Court

Filey Road, Scarborough, YO11 2DZ

2 2 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 23 Sycamore Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

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

Why you'll love living here:

- Large 2 bedroom dual aspect apartment
- Walled walk-out balcony
- Estate manager and staff on site 24 Hours a day
- Bespoke personal care packages
- 24 Hour emergency call system
- 1 hours domestic help per week
- Laundry room & Mobility Scooter charging room
- Lift to all Floors
- Onsite Bistro and guest suite
- Part-exchange option available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Sycamore Court, Scarborough

2 | 2 | Asking price £175,000

Summary
Available exclusively for those over 70, Sycamore Court is a development of 54 one and two bedroom retirement apartments with views towards Scarborough Castle and the surrounding sea, making it one of the most beautiful spots in the area.
The development features excellent security systems including 24 hour, 365 days a year onsite staffing, an onsite bistro providing freshly prepared meals and snacks and 1 hour of domestic assistance each week. Furthermore, there's lift access throughout, so it's easy for residents to get around. Residents benefit from a social lounge, where you can relax and catch up with friends, as well as a sun room room with balcony. The guest suite is perfect for visitors and outside to the rear there is also a private car park.

The apartments are spacious and comfortable, offering a cosy atmosphere that will make you feel at home right away. Fully fitted kitchens include an integrated fridge/freezer, an oven with ceramic hob and a stainless steel sink. Through to the living room, you'll find a large, airy space that's ideal for relaxing and enjoying the peace and quiet. In the bedroom, you'll discover a walk-in wardrobe and carpet throughout, while the level access shower room is conveniently tiled and includes various safety features, such as easy grip rails and non-slip flooring.

Local Area
The development is just a mile away from a Tesco supermarket and there are bus stops 500 yards away that take you to the town centre, train station and further afield. Scarborough train station has regular services to York and surrounding towns, while the development is easily accessed by road via the A64 to York and Leeds, the A165 to Bridlington, and the A171 to Whitby.
Scarborough has plenty of things to see and do. Once primarily a seaside resort, it's now also home to many cultural attractions, including live theatres, creative arts centres and museums. The annual Scarborough Jazz Festival is held at the historic Scarborough Spa every September, while another festival, Seafest, sees folk singers, shantymen, musicians and artists flock to the harbour to put on a not-to-be-missed show!

The beaches in Scarborough are not only a great place to visit in summer, but also the starting point to explore along the Yorkshire coast. South Sands has an outer harbour for pleasure boats and yachts, where you can take a trip out around the bay. Head further north to find the North York Moors National Park, full of birds and deer, or go down south to the world famous Bempton Cliffs, where you'll find puffins and gannets.

Entrance Hall
Front door with spy hole leads to the entrance hall - the emergency response pull cord system is situated in the hall along with illuminated light switches, smoke detector and the apartment security door entry system with intercom. From the hallway there is a door to a walk-in storage/airing cupboard. Further doors lead to the lounge, bedrooms, shower room and WC.

Lounge
A bright and spacious, dual aspect living room with UPVC double glazed French doors leading onto a large walled balcony. Ample space for dining furniture, two ceiling lights, TV and telephone points, wall mounted electric radiator and raised electric power sockets. A partially glazed door leads into the kitchen.

Kitchen
Exceptionally spacious and fully fitted with a range of cream gloss wall and base units and drawers with granite effect roll top work surfaces. Sink and drainer unit and mono-lever tap sits beside a UPVC electronically operated window. Appliances include an integrated fridge/freezer, waist height electric oven and ceramic hob with extractor hood over. Tiled flooring, under-counter lighting, power points and central ceiling light.

Bedroom One
Spacious double bedroom with large walk in dressing room housing shelves and hanging rails. UPVC full length double glazed window, wall mounted electric radiator, TV and telephone points, ceiling light, fitted carpets, raised electric power sockets and 24-hour emergency response pull cord.

Bedroom Two
A bright and airy second room that could also be used as a office or dining/hobby room with a full length UPVC double glazed window. Ceiling light, fitted carpets, wall mounted electric radiator, raised electric power sockets and 24-hour emergency response pull cord.

Shower room
Partially tiled walls with tiled flooring and fitted with suite comprising of level access walk-in shower with adjustable shower head and hand rail; WC, vanity unit with wash basin, cupboard storage and illuminated mirror with shaving point above. A heated chrome towel rail and 24-hour emergency response pull cord.

WC
Partially tiled with WC and vanity unity with wash basin and mirror above.

Service Charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The service charge is £14,698.08 per annum up to financial year end 30th Sept 2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Car Parking - subject to availability
Car parking spaces may be available to purchase or rent. Please contact your Property Consultant or Estates Manager.

Leasehold Information
Lease length: 999 years from 2018
Ground rent: £510 per annum
Ground rent review: Jan 2033
Managed by: Your Life Management Services

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













