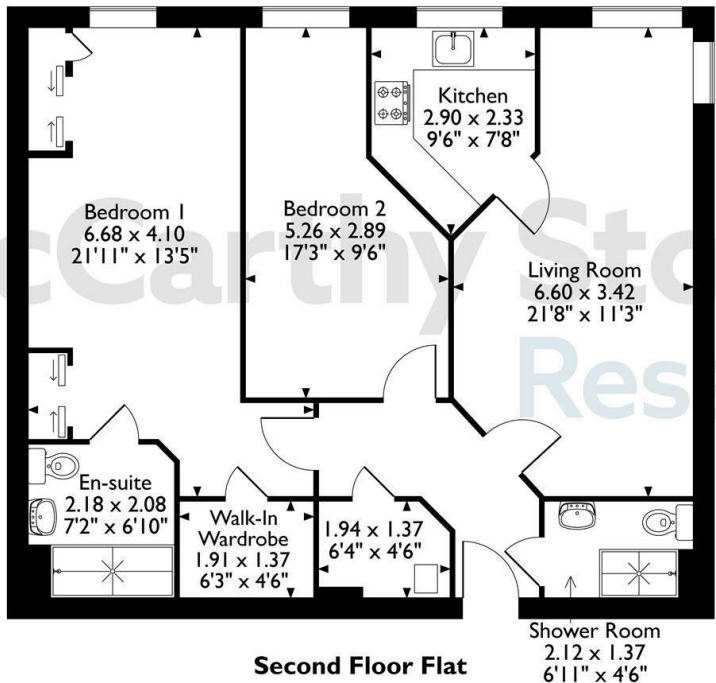
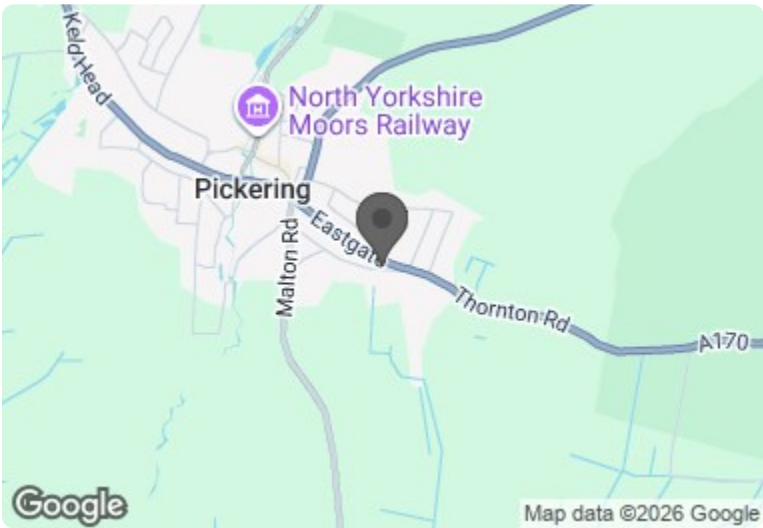


37, Rybeck Court, Pickering
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84
EU Directive 2002/91/EC		
England & Wales		

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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.

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37 Rybeck Court

Eastgate, Pickering, YO18 7FA



PRICE REDUCTION

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Ryebeck Court, Eastgate, Pickering, YO18

2 Bed | £145,000

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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.

Ryebeck Court

Ryebeck Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 41 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathrooms.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies on the development, please check with the House Manager for availability.

Local area

Ryebeck Court is situated in Pickering, a traditional market town, of which the market place is located just half a mile from the development and has a good range of shops selling local produce as well as quality high street shops, supermarket and a regular monthly farmers market.

The town has many historic attractions including the famous North York Moors Steam Railway. You can enjoy a wealth of things to do in this charming market town as well as visiting the many nearby attractions such as Castle Howard, Duncombe Park and some of the UK's prettiest villages including Thornton Le Dale, Hutton Le Hole and Goathland which was the setting for

the fictional village of Aidensfield in the hit TV series 'Heatbeat'. There is a bus stop conveniently located approx. 75 yards from the development.

Apartment

This second floor apartment, is conveniently located near the lift and is one of the larger 2 bedroom apartments within Ryebeck Court.

Entrance hall

Front door with spy hole and letterbox leads to the L-shape entrance hall - Illuminated light switches, smoke detector, apartment security door entry system and the 24-hour emergency response pull cord system are situated in the hall. There is a door to a large walk-in storage/airing cupboard. Doors lead to the living room, bedrooms and shower room.

Living room

Spacious living room and dining area benefiting from dual aspect windows creating a light and airy feel. There are TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed double door leads into the separate kitchen.

Kitchen

Fully fitted with a range of modern wood effect wall and base level units and drawers with a roll top work surface; Stainless steel sink and drainer unit with mono-lever tap with window above. Appliances include a raised level oven, induction hob with cooker hood over and integral fridge, freezer and dishwasher. Finished with tiled splash backs, tiled flooring and under-counter lighting.

Bedroom one

Large double bedroom with ample space for bedroom furniture, plus the benefit of two built in wardrobes housing shelves and hanging rails. TV and telephone points, raised power points, two ceiling lights and door to the en-suite shower room.

En-suite shower room

Fully tiled and fitted with suite comprising of level access shower with adjustable showerhead, handrail and glass shower screen; WC, vanity unit with wash basin and mirror above with shaving light; electric heated towel rail, extractor fan and emergency pull cord.

Bedroom two

A good size second bedroom which could also be used as a dining room or study. There are TV and telephone points, raised power points and a central ceiling light.

Shower room

Fully tiled and fitted with suite comprising of shower cubicle with adjustable showerhead; WC, pedestal wash basin and mirror above with shaving light; electric heated towel rail, wall-mounted electric fan heater extractor fan and emergency pull cord.

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: £4,235.42 for financial year ending 30/09/27.

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

Car parking permit scheme

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.

Leasehold information

Lease : 125 years from 1st January 2015

Ground rent: £495 per annum

Ground rent review: 1st January 2030

Managed by: McCarthy Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

PRICE
REDUCED

