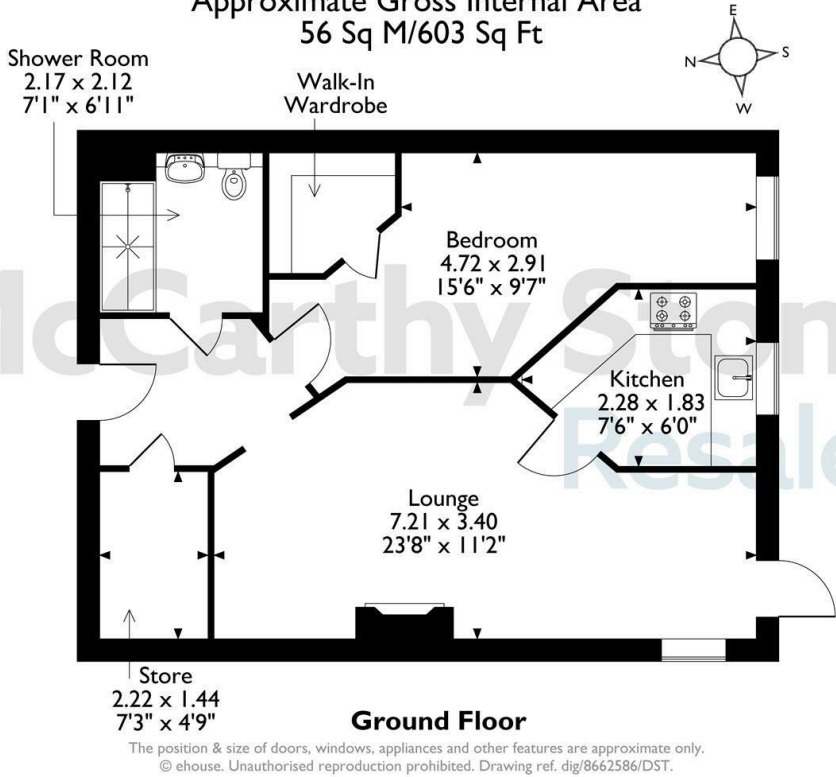
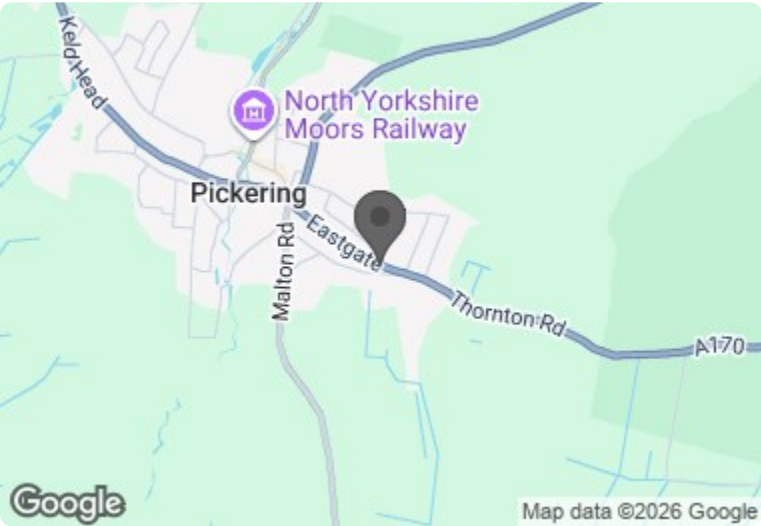


3, Rybeck Court, Pickering  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



Council Tax Band: B



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>86</b>                  | <b>86</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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Registered in England and Wales No. 10716544



### 3 Rybeck Court

Eastgate, Pickering, YO18 7FA



**PRICE REDUCTION**

**Asking price £105,000 Leasehold**

This delightful retirement apartment is exclusively available to those aged 60 and over. The property offers a bright and welcoming living room, a comfortable bedroom with excellent storage, and a well-appointed shower room. Set within a friendly community, residents can enjoy both comfort and convenience, with the added benefit of landscaped gardens and communal facilities. An ideal retreat offering peace of mind and a relaxed lifestyle.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Ryebeck Court, Eastgate, Pickering, YO18

## 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 that can assist with service charges or living costs.
- 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

Ryebeck Court was built by McCarthy Stone and specifically designed for modern retirement living. The development comprises 41 one and two-bedroom apartments for those aged 60 and over. Residents benefit from the support of an on-site House Manager and the reassurance of a 24-hour emergency call system, provided via a personal pendant and strategically placed call points, including in the bathroom.

The apartment itself offers a fully fitted kitchen and a separate shower room. Communal facilities include a welcoming Homeowners' lounge, beautifully landscaped gardens, and a guest suite for visiting friends or family (additional charges apply). A car parking permit scheme also operates at the development—please speak with the House Manager for availability.

Ryebeck Court is ideally located in Pickering, a traditional market town with a wide range of local and high street shops, a supermarket, and a monthly farmers' market. The town is rich in history and is home to the famous North York Moors Steam Railway. Nearby attractions include Castle Howard, Duncombe Park, and picturesque villages such as Thornton-le-Dale,



Hutton-le-Hole, and Goathland—best known as the setting for the fictional village of Aidensfield in the much-loved TV series Heartbeat.

Please note: It is a condition of purchase that all residents must meet the age requirement of 60 years or over.

## Entrance Hall

The front door, with spy hole, opens into a spacious entrance hall where the 24-hour Tunstall emergency response pull-cord system is conveniently located. The hall also benefits from a walk-in storage/airing cupboard, illuminated light switches, a smoke detector, and a secure door entry system with intercom. Additional emergency pull cords are also provided. From the hallway, doors lead to the bedrooms, living room, and bathroom.

## Lounge

A welcoming lounge featuring a stylish fireplace with fitted electric fire, fitted carpets, raised electric power sockets, TV and telephone points, and two ceiling lights. A patio door opens directly onto a private patio area, while a partially glazed door provides access to the separate kitchen.

## Kitchen

A modern fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom

A generously sized bedroom featuring a walk-in wardrobe, ceiling lights, and TV and telephone points.

## Shower Room

Fully tiled and fitted with suite comprising of level access double shower with glass shower screen, adjustable showerhead and hand rail, WC and vanity unit with wash basin and mirror above with shaving point. Electric heater, Chrome electric heated towel rail, extractor fan and emergency pull cord.

**Car Parking (Permit Scheme) subject to availability**  
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.



# 1 Bed | £105,000

## Service Charge

- 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 annual service charge for the financial year ending 30/09/2027 is £2,823.61. 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. Find out more about service charges please contact your Property Consultant or House Manager.

## Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Lease Information

Lease 125 years from 1st Jan 2015  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2030



PRICE  
REDUCED