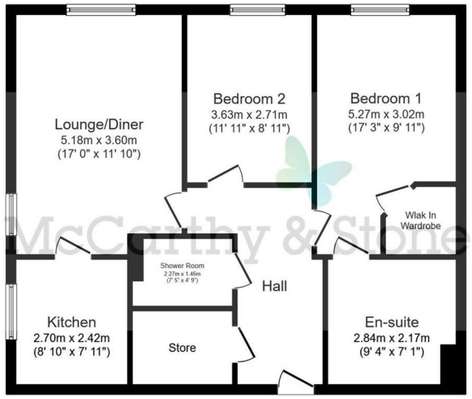
Excellent

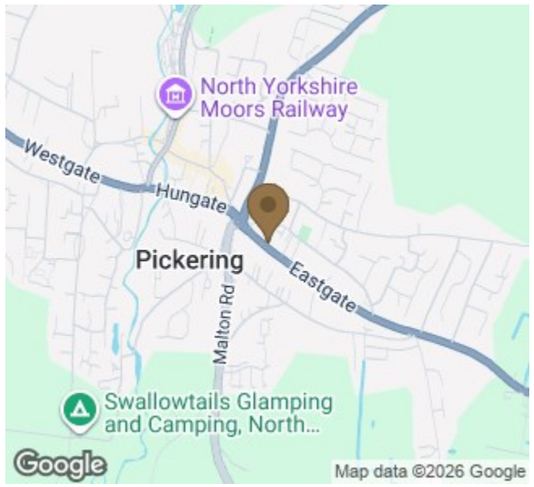
Trustpilot

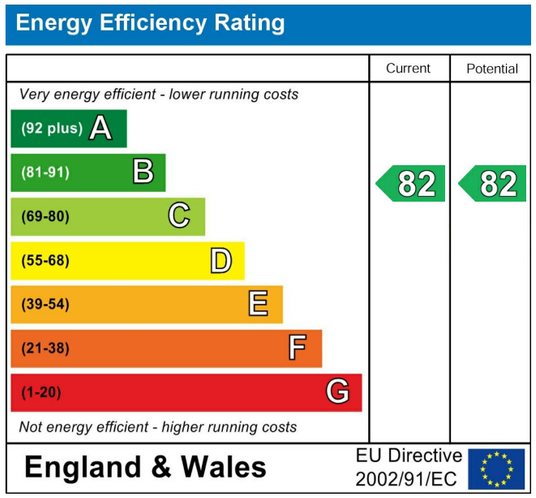
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Floor Plan

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Registered in England and Wales No. 10716544

The Property Ombudsman







20 Ryebeck Court

Eastgate, Pickering, YO18 7FA

2 2 Council Tax Band:

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

Offers in the region of £130,000 Leasehold

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

Why you'll love living here:

- Safe and Secure Development
- Two bedroom & Two Bathroom
- Camera door entry system
- Guest suite for friends and family
- Landscaped garden
- House Manager on site
- Homeowners communal lounge
- Viewing Advised
- Call McCarthy and Stone Resales to view 0345 556 4104.
- Part exchange considered

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

20 Ryebeck Court, Pickering

2 | 2 | Offers in the region of £130,000

Summary

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 apartment features a fully fitted kitchen, spacious lounge, two bedrooms, one en-suite and a separate shower room. 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, check with the House Manager for availability.
Ryebeck Court is situated in Pickering, a traditional market town which 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'.
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Apartment

This peaceful well presented two bedroom apartment is situated on the first floor, with no other apartment above and to either side.

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 large walk-in storage cupboard/airing cupboard. 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, bedrooms and bathroom.

Lounge

Spacious lounge and dining area benefiting from dual aspect windows providing a light and airy feel. TV and telephone points, two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC window above. Waist level oven, ceramic hob, cooker hood, integral fridge and freezer.

Master Bedroom

Generously sized double bedroom benefiting from a walk in wardrobe. upvc window. Ceiling lights, TV and phone point.

En-suite

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and extractor fan.

Bedroom Two

Double sized bedroom. upvc window. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of shower cubicle, low level WC, pedestal wash basin and mirror above. Shaving point, electric towel rail and extractor fan.

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 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.

Service charge: £4,235.42 per annum (for financial year end 30/09/27)

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.

Leasehold

125 years from 2015
Ground rent: £495
Ground rent review: Jan 2030

Additional Information & Services

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













