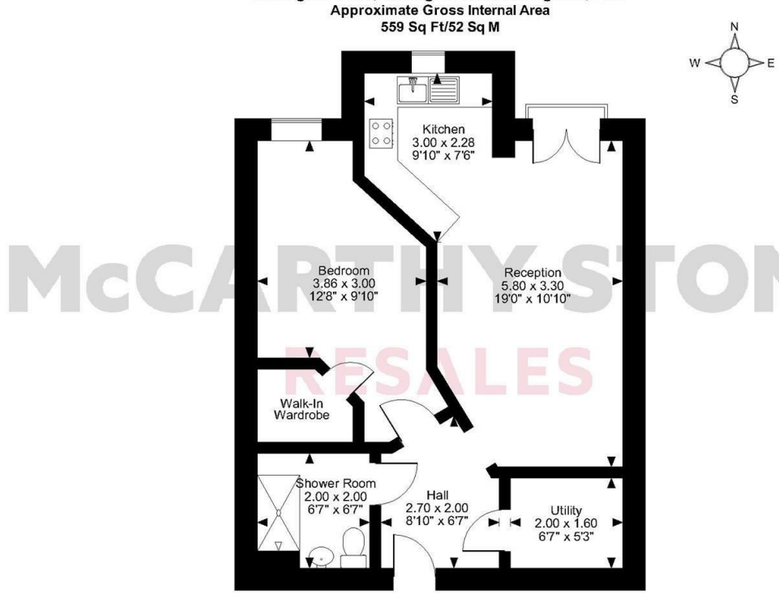
McCarthy Stone
Resales

Stillington Oaks, Stillington Road Easingwold, York
Approximate Gross Internal Area
559 Sq Ft/52 Sq M

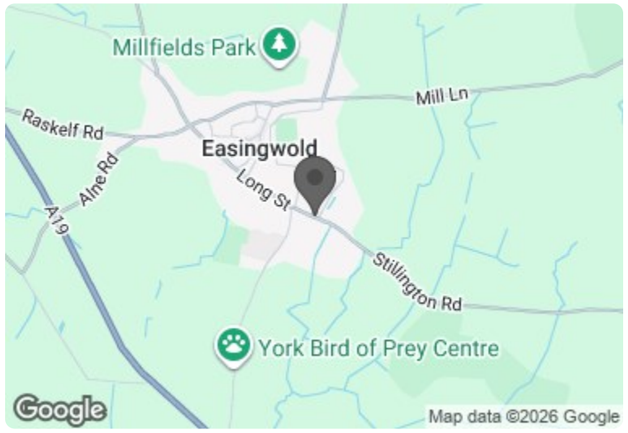


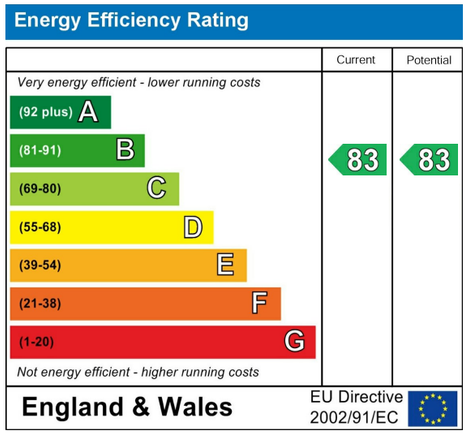
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The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: C





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

31 Stillington Oaks

Stillington Road, York, YO61 3GP







PRICE REDUCTION

Asking price £142,500 Leasehold

Welcome to this charming retirement apartment located on Stillington Road in the picturesque town of Easingwold, York. This lovely property features 1 reception room, 1 bedroom, and 1 bathroom, making it the perfect cozy retreat for those over 60. Situated in a peaceful area, this apartment offers a tranquil living space ideal for relaxation and comfort. Don't miss the opportunity to make this delightful apartment your new home!

Call us on 0345 556 4104 to find out more.

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

Stillington Road, Easingwold, York

1 Bed | £142,500

Summary

Stillington Oaks, designed by McCarthy & Stone, offers a comfortable and secure environment tailored specifically for retirement living. The development comprises 37 thoughtfully designed one- and two-bedroom apartments for residents aged 60 and over.

Key Features of the Development:

A dedicated House Manager on-site for support and assistance.
A 24-hour emergency call system, accessible via a personal pendant alarm and call points in the bathroom, ensuring peace of mind.
Access to a beautifully landscaped garden and a welcoming Homeowners' lounge for socializing and relaxation.
A guest suite available for visitors wishing to stay overnight (additional charges apply).
A car parking permit scheme is in place; availability can be confirmed by checking with the House Manager.
Location: Stillington Oaks is located in the charming North Yorkshire town of Easingwold, known for its relaxed atmosphere and scenic surroundings. This historic market town offers a wide range of local amenities, including independent shops, small supermarkets, and banks, all centered around the Market Place and Long Street.

Easingwold also boasts the Galtres Centre, a vibrant hub for various clubs, activities, and performances, further enriching the community. For those who enjoy exploring the wider region, the town has excellent transport links. The A19 provides convenient access to York (just 12 miles to the south), as well as Thirsk and Middlesbrough to the north. Regular bus services connect Easingwold with nearby towns and villages, including York, Thirsk, and Helmsley.

Important Information: Residents must meet the minimum age requirement of 60 years.

For more information on car parking or other specific details, please contact the House Manager.

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 washing machine and tumble dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

Lounge

The living room features a stylish fireplace with a fitted electric fire, adding warmth and character to the space. There are convenient TV and telephone points, along with spotlights throughout the room which provide ample illumination. The room is finished with vinyl wood effect flooring and raised electric power sockets for ease of use. The entryway leads directly into an open-plan kitchen, creating a seamless and inviting flow between the two rooms.

Kitchen

Fully fitted kitchen with vinyl wood effect flooring. 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 One

Fully carpeted bedroom, benefiting from a walk-in wardrobe. Spotlights thorough out, TV and phone point.

Shower Room

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

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

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

Car Parking (Permit Scheme)

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.

Leasehold information

Lease length: 999 year from 2016
Ground rent: £425 per annum
Ground rent review: Jan-31

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.











