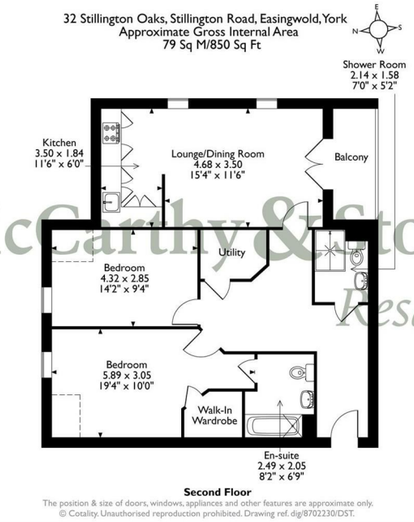
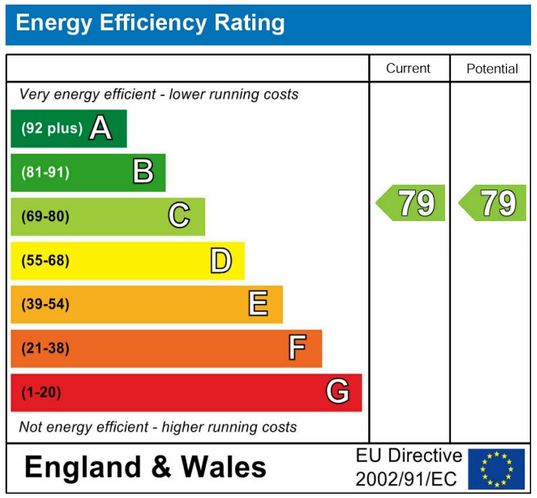
Excellent

Trustpilot

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







32 Stillington Oaks

Stillington Road, York, YO61 3GP

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 32 Stillington Oaks could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000
Leasehold

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

Why you'll love living here:

- Second floor two bedroom apartment
- South facing walk out balcony
- Pet Friendly (please ask for T&Cs)
- Guest suite for visiting family & friends
- Homeowners' lounge where social events take place
- 24-Hour emergency call systems in all communal areas
- Mobility scooter charging point/cycle store
- Energy efficient
- Part exchange available
- To book a viewing call Resales on 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 Stillington Oaks, York

2 | 2 | Asking price £230,000

Moving Made Easy
A move can be life-changing and with the right support, it can also be wonderfully straightforward.

We offer a range of specialist services designed to make every stage of your move easier:

• FREE Entitlements Advice to help you discover any benefits and financial support you may be entitled to.

• Part Exchange for a quicker, simpler move—without the uncertainty and hassle of selling your current home on the open market.

• Removal Services to help you declutter, organise and settle comfortably into your new home.

• Specialist Conveyancing from professionals experienced in the sale and purchase of McCarthy Stone retirement properties.

Don't let the thought of moving hold you back from an exciting new chapter. Speak with our Property Consultant today to find out how we can help.

Summary
Stillington Oaks is a McCarthy Stone development of 37 one and two-bedroom apartments, designed exclusively for the over 60s. Residents benefit from an on-site House Manager, a 24-hour emergency call system, a Homeowners' lounge, landscaped gardens and a guest suite for visitors (charges apply).

The apartment includes a fully fitted kitchen, en-suite bathroom and separate shower room. A permit parking scheme operates, subject to availability, please check with the House Manager.

Located in the attractive market town of Easingwold, just 12 miles north of York, the development is close to local shops, supermarkets, banks and the Galtres Centre. Excellent road and bus links provide convenient access to York, Thirsk, Helmsley and surrounding areas.

All residents must meet the minimum age requirement of 60 years.

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

Lounge
TV and telephone points, two ceiling lights, raised electrical sockets and fitted carpeting. The room benefits from an open-plan kitchen and a door leading directly onto the south facing walk-out balcony.

Kitchen
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 One
Benefiting from a walk-in wardrobe and en-suite bathroom. Ceiling lights, TV and phone point.

En-suite Bathroom
Fully tiled and fitted with suite comprising of bath. WC, vanity unit with sink and mirror above.

Bedroom Two
Spacious second bedroom. Ceiling lights, 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

The annual service charge is £4,400.25 for the financial year ending 30/09/2026.

Car Parking (Permit Scheme) subject to availabilit
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.

Additional Information & Services
• Ultrafast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease Information
Lease: 999 years from 1st Jan 2016
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031













