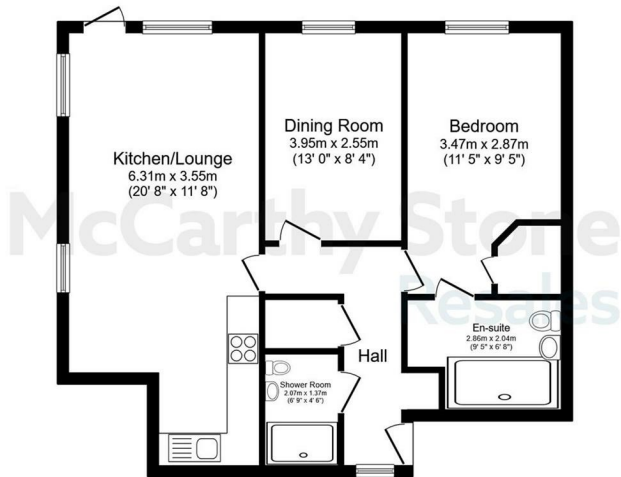
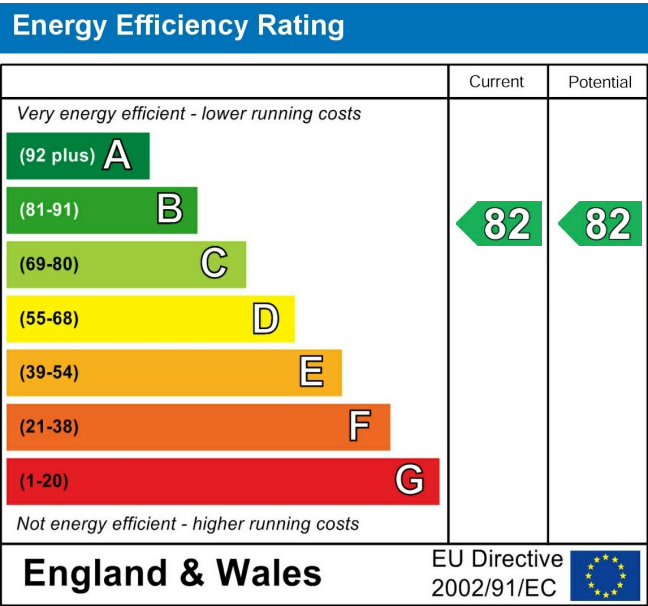




Total floor area 67.7 sq.m. (728 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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



10 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 10 Stillington Oaks could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £285,000
Leasehold

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

Why you'll love living here:

- A two bedroom retirement apartment situated on the ground floor
- Direct access to patio area and triple aspect.
- Ensuite shower room to master bedroom
- House Manager
- Lift to all floors
- Guest suite for friends and family
- Close to Easingwold market and centre
- No Chain
- Part exchange scheme available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

10 Stillington Oaks, York

Summary

Stillington Oaks was built by McCarthy & Stone purpose built for retirement living. The development consists of 37 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 bathroom.

The apartment features a fully fitted kitchen, en-suite bathroom and 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. A CAR PARKING -PERMIT SCHEME APPLIES, CHECK WITH THE HOUSE MANAGER FOR AVAILABILITY.

Stillington Oaks is located in the beautiful North Yorkshire town of Easingwold. This historic market town enjoys a relaxed pace of life and is tucked away, surrounded by some of the region's most stunning scenery. Easingwold is located just 12 miles north of York which is a firm favourite with tourists from all over the world who come to see this historic and striking city. There are a range of shops and facilities in Easingwold, from butchers and bakers to several small supermarkets and banks all located in the centre around the Market Place and Long Street. The Galtres Centre in the heart of Easingwold is host to a range of clubs and activities as well as being a venue for shows and performances. There are good transport links by both road and bus to areas both locally and regionally with the A19 connecting Easingwold to York heading south and to Thirsk and Middlesborough heading north. Regular bus services operate from Easingwold providing connections to York, Thirsk and Helmsley along with several villages and towns in the area.

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 currently housing the washing machine and Gledhill Pulsacoil water heater. 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

A beautifully bright, dual aspect lounge enjoying a sunny southerly aspect, with French doors opening onto a private patio area with space for outdoor furniture. Two additional side windows flood the room with natural light, creating a bright and welcoming living space. The room comfortably accommodates both lounge and dining furniture and leads seamlessly into the open plan kitchen.

Kitchen

Fully fitted kitchen with with a range of white matte wall and base cupboards and drawers with work surface. Stainless steel sink with mono block lever tap sits below the window with blind. Built-in oven with space above for a microwave, four ring ceramic hob with extractor hood and fitted integrated fridge and freezer.

Bedroom One

Spacious bedroom with a sunny south west facing aspect and the benefit of a walk-in wardrobe with shelving and hanging rails.

En-suite Bathroom

Fully tiled and fitted with suite comprising of walk in shower with glass screen and grab rail. WC, vanity unit with sink and mirror above. Electric wall heater.

Bedroom Two

Double second bedroom which could also be used for dining or hobby / study room. This room also has a south west aspect.

Shower Room

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

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



 2 |  2 | Asking price £285,000

- Buildings insurance
- The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager

Annual Service Charge: £4400.25 for the financial year ending 30/09/20236.

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.

Lease Information

Lease: 999 years from 1st Jan 2016
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Moving Made Easy & Additional Information
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.
 - 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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

