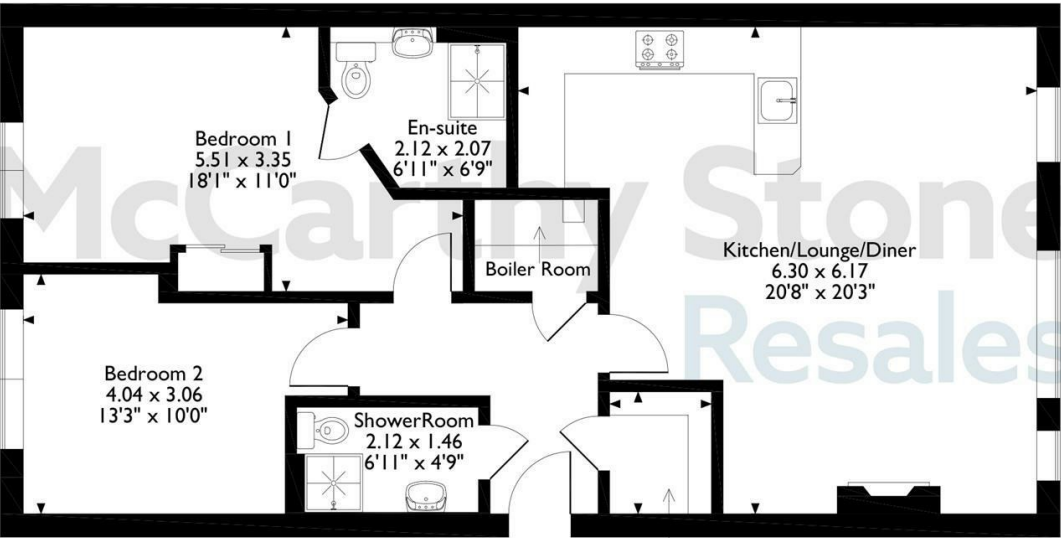


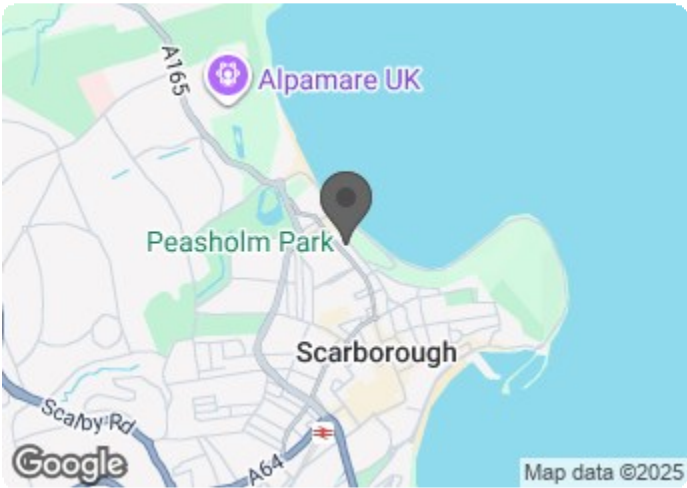
North Bay Court, Apartment 36, 119, North Marine Road, Scarborough,
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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 that 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



36 North Bay Court

119 North Marine Road, Scarborough, YO12 7JD



Asking price £240,000 Leasehold

A spacious two-bedroom retirement apartment in McCarthy Stone's North Bay Court, featuring a modern kitchen, walk-in shower, en-suite, and built-in wardrobes. Residents enjoy a House Manager, 24-hour emergency system, communal lounge, gardens, and parking (subject to availability).

Call us on 0345 556 4104 to find out more.

119 North Marine Road, Scarborough

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

North Bay Court is an exclusive development by McCarthy Stone, purpose-built for retirement living and designed to offer comfort, security, and independence. The development comprises 36 stylish one and two-bedroom apartments for those aged 60 and over.

Residents benefit from the reassurance of a House Manager on-site and a 24-hour emergency call system, accessible via a personal pendant alarm and strategically placed call points, including in the bathroom.

This beautifully appointed apartment features a modern fitted kitchen, an en-suite bathroom, and a separate shower room for added convenience. The development also boasts a welcoming Homeowners' lounge, a coffee area with computer access, and landscaped communal gardens ideal for socialising or relaxing.

Additional amenities include a guest suite for visiting friends and family (subject to availability and additional charges) and a car parking permit scheme—please check with the House Manager for current availability.

Location:
North Bay Court is perfectly positioned in Scarborough, one of the North East's most beloved coastal resorts, known as the



“Queen of the Yorkshire Coast.” The town offers golden beaches, a vibrant calendar of events, and a variety of attractions catering to all ages.

Set in the peaceful North Bay area, the development enjoys a more tranquil atmosphere compared to South Bay, with a blend of residential charm and seaside appeal. Nearby attractions include the Sea Life Centre, the serene and picturesque Peasholm Park, and the Scarborough Open Air Theatre, which has hosted global stars such as Elton John and José Carreras.

Please note: It is a condition of purchase that residents must be aged 60 years or over.

Entrance Hall

The front door is fitted with a secure spyhole and opens into a spacious entrance hall. Here you'll find the 24-hour Tunstall emergency response pull cord system, providing peace of mind for residents. The hall also offers access to a generous walk-in storage/airing cupboard, ideal for everyday essentials.

Additional features include illuminated light switches, a smoke detector, and an apartment security door entry system with intercom. From the hallway, doors lead to the living room, both bedrooms, and the bathroom, creating a well-connected and practical layout.

Lounge

A feature fireplace with an inset electric fire creates a cosy focal point to the room. The space is well-equipped with TV and telephone points, three ceiling light fittings for even illumination, and raised electrical sockets for ease of use. The room is finished with fitted carpets, offering both comfort and warmth underfoot.

Kitchen

A fully fitted kitchen designed for both style and practicality, featuring a tiled floor and a stainless steel sink with a mono-block lever tap. Integrated appliances include a built-in oven and microwave, ceramic hob with extractor hood, and a fitted fridge and freezer. Under-pelmet lighting adds a modern touch and enhances visibility on the work surfaces.

Bedroom One

The bedroom benefits from a built-in wardrobe with sliding mirrored doors, providing ample storage while enhancing the



2 bed | £240,000

sense of space and light. Additional features include ceiling lighting, as well as TV and telephone points for added convenience.

En-suite Shower Room

A fully tiled shower room fitted with a modern suite comprising a walk-in shower with grab rail, WC, and a vanity unit with inset sink and mirror above. For added safety and peace of mind, an emergency pull cord is also installed.

Bedroom Two

A spacious second bedroom includes ceiling lighting, along with TV and telephone points, making it ideal for guests, a hobby room, or a study.

Shower Room

Fully tiled and thoughtfully designed, the shower room features a walk-in shower with grab rail, WC, and a vanity unit with integrated sink and mirror above. An emergency pull cord is also installed, providing added safety and reassurance.

Service Charge

- Cleaning of communal windows and including apartment external only
- 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 3,989.93 per annum (for financial year ending 31/03/2026)

Car Parking (Permit Scheme) subject to availabilit

Parking is available by allocated space, subject to availability. Permits are issued on a first come, first served basis—please speak with the House Manager on site for current availability. The annual fee is typically £250, though this may vary by development.

Lease information

125 years from Jan 2013
Ground rent; £495 per annum
Ground rent review: Jan 2028

Additional Information & Services

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

