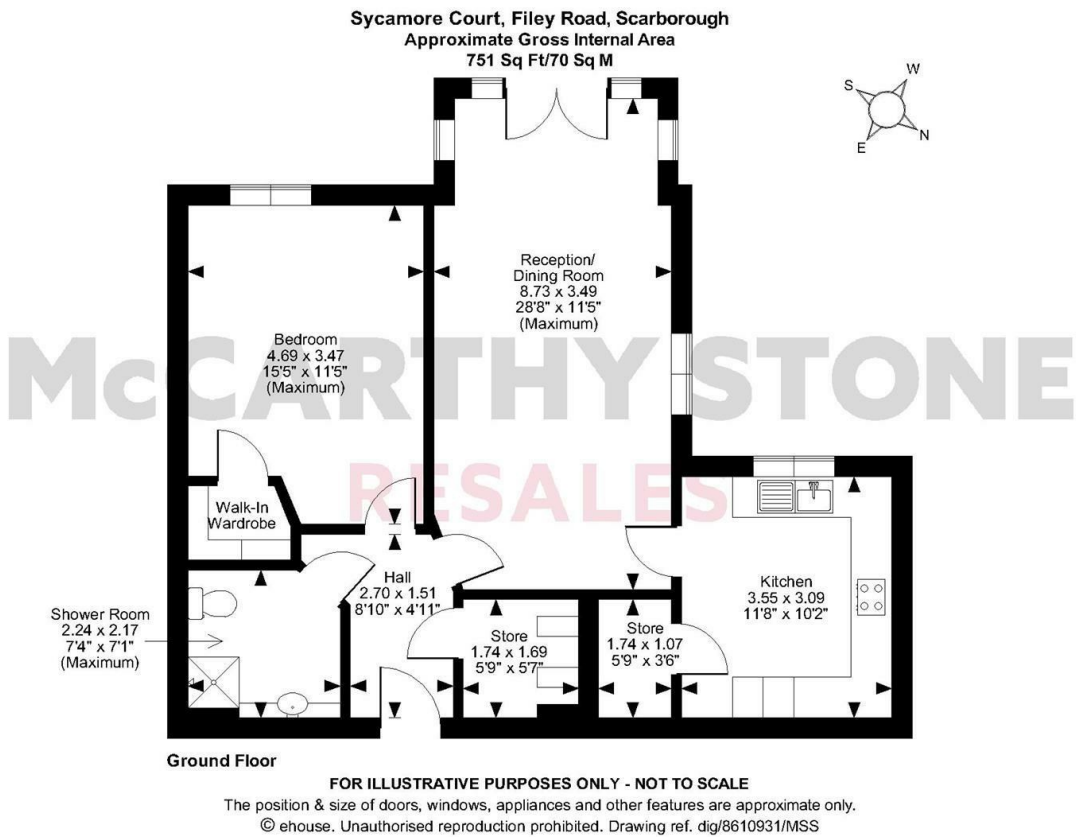
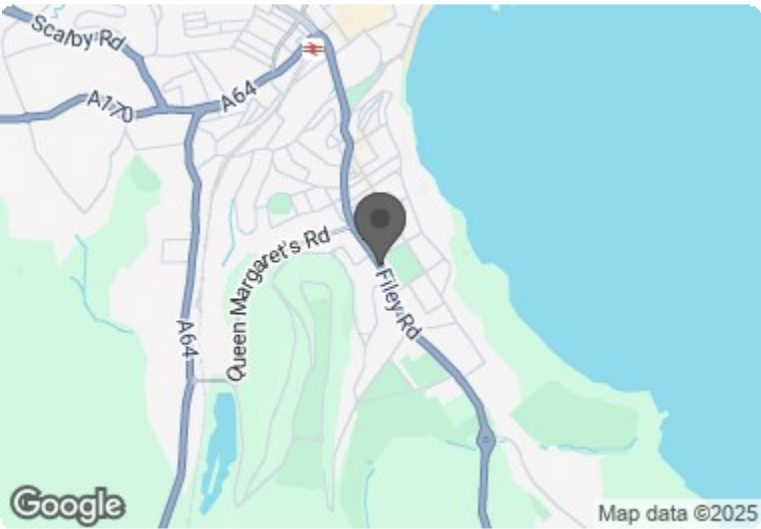


11 Sycamore Court  
Filey Road, Scarborough, YO11 2DZ

PRICE  
REDUCED



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



PRICE REDUCTION

Asking price £169,950 Leasehold

Welcome to Sycamore Court in the heart of Scarborough! This charming ground floor apartment with patio is perfect for those over 70 looking for independent living. With reception room, kitchen, bedroom, bathroom. this property offers a cosy and convenient living space and offering quality care services delivered by McCAROTHY STONE experienced CQC registered Estates team. Don't miss the opportunity to enjoy retirement in this lovely apartment!

Call us on 0345 556 4104 to find out more.

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.



# Sycamore Court, Filey Road, Scarborough,

1 Bed | £169,950



### Summary

Exclusively for those aged over 70, Sycamore Court offers a collection of 54 one and two-bedroom retirement apartments, boasting views of Scarborough Castle and the sea, positioning it as one of the area's most scenic locations. The development is secured with round-the-clock staffing throughout the year. Residents receive one hour of domestic assistance weekly, with the option for a tailored care package by the on-site Estate Management team (subject to additional charges). The development's bistro serves freshly made meals and snacks and acts as the community hub. A social lounge and a sunroom with a balcony overlooking the cricket pitch provide residents with spaces to unwind and socialize. A guest suite is available for booking at an extra charge, ideal for visitors planning longer stays. Additionally, lift access across the development ensures easy mobility for all residents.

### Local Area

The development is conveniently located just a mile from a Tesco supermarket, with bus stops situated 500 yards away providing transport to the town centre, train station, and beyond. Scarborough train station offers regular services to York and nearby towns, and the development is well-connected by road, with the A64 leading to York and Leeds, the A165 to Bridlington, and the A171 to Whitby. Scarborough boasts a variety of attractions. What was once known mainly as a seaside resort now also features numerous cultural sites, including live theatres, creative arts centres, and museums. The Scarborough Jazz Festival takes place annually at the historic Scarborough Spa each September, and Seafest brings together folk singers, shantymen, musicians, and artists at the harbour for an unforgettable event. The beaches in Scarborough are a popular destination

not just in the summer but also as a gateway to the Yorkshire coast. South Sands features an outer harbour for pleasure boats and yachts, offering trips around the bay. To the north lies the North York Moors National Park, a haven for birds and deer, while to the south, the renowned Bampton Cliffs are home to puffins and gannets.

### Entrance Hall

The front door is equipped with a spy hole and a letterbox. There are illuminated light switches, a smoke detector, an apartment security door entry system with intercom, and an emergency response pull cord system. A walk-in storage/airing cupboard is available. Doors provide access to the lounge, bedroom, and shower room.

### Lounge

The living room is expansive, offering ample dining area. It boasts a private patio area with views over the gardens. Fitted with a wall-mounted electric heater, dual ceiling lights, and connections for TV and telephone, it also features elevated electrical outlets. Access to the kitchen is through a partially glazed door.

### Kitchen

Fully fitted with a range of cream gloss wall and base units and drawers with granite effect roll top work surfaces. Door to walk in pantry. Sink and drainer unit and mono-lever tap sit under an electronically operated window. Appliances include a raised level electric oven, ceramic hob with extractor hood over and an integrated fridge and freezer. Tiled flooring, under-pelmet lighting, power points and central ceiling light.

### Bedroom

A spacious double bedroom with a view of the gardens. It features a walk-in wardrobe complete with shelving and hanging rails. The room includes a wall-mounted

electric heater, points for TV and telephone, a ceiling light, raised electric power sockets, and an emergency pull cord.

### Shower room

The area is partially tiled and features anti-slip flooring. It includes a level-access walk-in shower with an adjustable shower head and handrail, a toilet, and a vanity unit with a sink. Additionally, there is an illuminated mirror with a shaving point, a heated chrome towel rail, and an emergency pull cord.

### Service Charge

- Estate Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- External apartment window cleaning
- 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
- One hour of domestic support per week
- Care staff on-site 24-hours a day
- Running of the on-site bistro
- Intruder alarm system

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 Estates Manager.

Service charge: £10,097.19 per annum (for financial year ending 30/09/2025)

### Car Parking

Car parking spaces may be available to purchase or rent. Please contact your Property Consultant or Estates Manager.

### Leasehold Information

Lease length: 999 years from Jan 2018

Ground rent: £435 per annum

Ground rent review: Jan 2033

Managed by: Your Life Management Services

It is a condition within the lease that a resident meets the minimum age requirement of 70.

