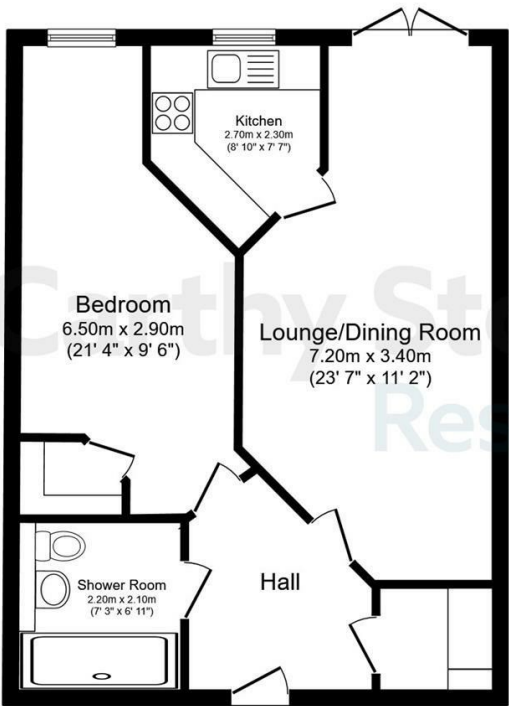


2 Ryebekc Court

Eastgate, Pickering, YO18 7FA



Total floor area 55.5 sq.m. (597 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

Council Tax Band: B



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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 | |

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Asking price £165,000 Leasehold

A SPACIOUS one bedroom apartment situated on the GROUND FLOOR of a McCarthy Stone Retirement Living development approx. 70 yards from a BUS STOP and within HALF A MILE OF PICKERING TOWN CENTRE.

Call us on 0345 556 4104 to find out more.

Ryebeck Court, Eastgate, Pickering, YO18 7FA

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.

Ryebeck Court

Ryebeck Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 41 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 bathrooms. 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 on the development, please check with the House Manager for availability.

Local area

Ryebeck Court is situated in Pickering, a traditional market town, of which the market place is located just half a mile from the development and has a good range of shops selling local produce as well as quality high street shops, supermarket and a regular monthly farmers market. The town has many historic attractions including the famous North York Moors Steam Railway. You can enjoy a wealth of things to do in this charming market town as well as visiting the many nearby attractions such as Castle Howard, Duncombe Park



and some of the UK's prettiest villages including Thornton Le Dale, Hutton Le Hole and Goathland which was the setting for the fictional village of Aidensfield in the hit TV series 'Heatbeat'. There is a bus stop conveniently located approx. 75 yards from the development.

Apartment

This ground floor apartment benefits from stunning, south facing views toward the Vale of Pickering.

Entrance hall

Front door with spy hole and letterbox leads to the entrance hall - Illuminated light switches, smoke detector, apartment security door entry system and the 24-hour emergency response pull cord system are situated in the hall. There is a door to a large walk-in storage/airing cupboard. Doors lead to the living room, bedroom and shower room.

Living room

Spacious living room and dining area benefiting from a light and airy feel and enjoying far reaching views. There are TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed double door leads into the separate kitchen.

Kitchen

Fully fitted with a range of modern wood effect wall and base level units and drawers with a roll top work surface; Stainless steel sink and drainer unit with mono-lever tap with window above. appliances include a raised level oven, induction hob with cooker hood over and integral fridge, freezer and dishwasher. Finished with tiled splash backs, tiled flooring and under-counter lighting.

Bedroom

Large double bedroom with ample space for bedroom furniture, plus the benefit of a walk-in wardrobe housing shelves and hanging rails. A south facing window overlooks the development gardens and the Vale of Pickering in the distance. TV and telephone points, raised power points, two ceiling lights.

Shower room

Fully tiled and fitted with suite comprising of shower cubicle with adjustable showerhead; WC, pedestal wash basin and



1 bed | £165,000

mirror above with shaving light; electric heated towel rail, wall-mounted electric fan heater extractor fan and emergency pull cord.

Service charge (breakdown)

- House Manager
- 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

Council Tax Band B

- 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 £2,531.64 for the financial year ending 30/09/2025

Car parking permit scheme

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.

Leasehold information

Lease: 125 years from 2015
Ground rent: £495 per annum reviewed 01/2030
Managed by: McCarthy Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Additional Information & Services

- Super fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

