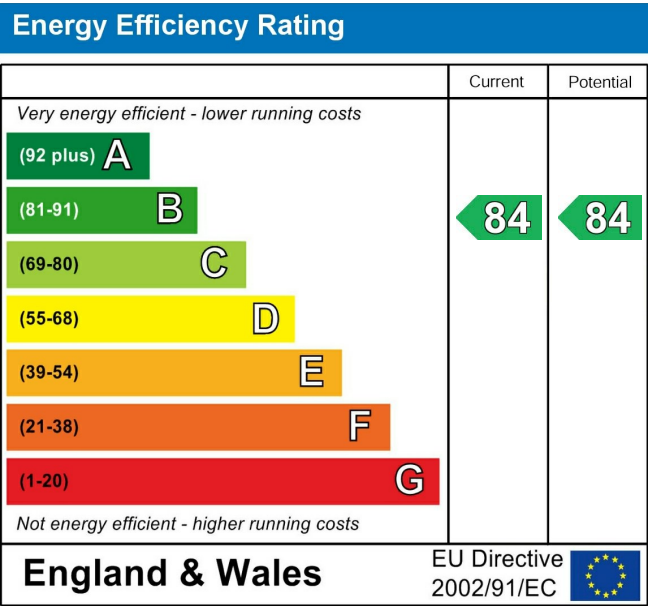
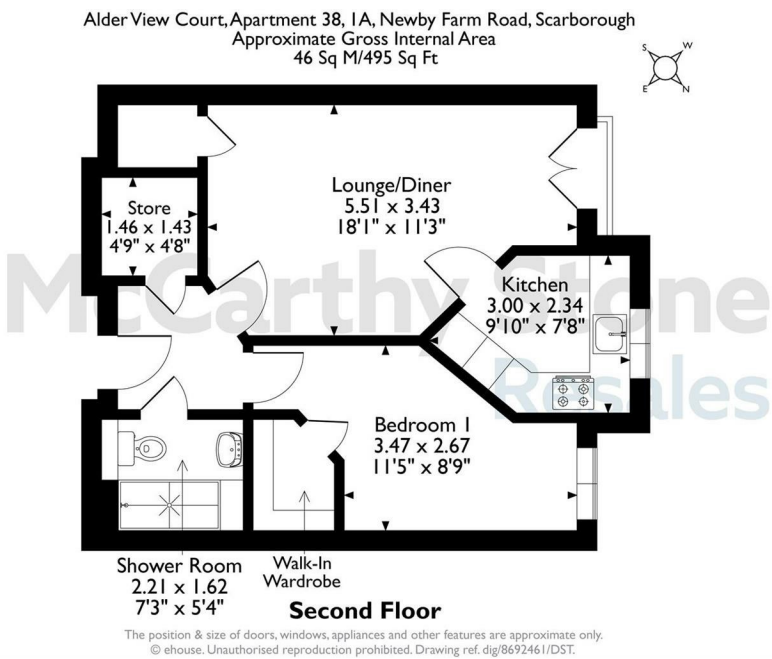




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Registered in England and Wales No. 10716544



38 Alder View Court

Newby Farm Road, Scarborough, YO12 6WA

1 1 Council Tax Band: C

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 38 Alder View Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £185,000
Leasehold

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



Why you'll love living here:

- A second floor apartment with Juliette balcony
- House Manager
- 24-hour emergency pull cord system for peace-of-mind
- Guest Suite
- Bus stops within 200 metres
- Award Winning Retirement Development for the over 60's
- Communal Lounge where social activities take place
- Beautiful Landscaped Communal Gardens
- Part-exchange option available
- Energy efficient

McCarthy & Stone
Resales.

★ Trustpilot

★★★★★

 Rated Excellent

38 Alder View Court, Scarborough

 1 |  1 | Asking price £185,000

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.
- 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

Alder View Court is an award-winning McCarthy & Stone retirement development, purpose-built for the over 60s and comprising 42 one and two-bedroom apartments.

Residents benefit from a House Manager during office hours, a 24-hour emergency call system, and a camera door entry system linked to the TV for added peace of mind.

The service charge covers external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates, security, and energy costs for the homeowners' lounge and communal areas.

Local Area

Alder View Court is located in the popular village of

Newby, Scarborough, close to local amenities including a Proudfoot supermarket, pharmacy, dentist and medical centre.

The area also offers excellent leisure facilities, including bowling, tennis and cricket clubs, with Scarborough North Cliff Golf Club less than two miles away.

Bus stops within 200 yards provide easy access to Scarborough's sandy beach, shops, cafés and entertainment facilities.

Entrance Hall

Front door with spy hole opens into the entrance hall, with access to a walk-in storage/airing cupboard. The hall also includes illuminated light switches, smoke detector, security door entry system with intercom, and a 24-hour emergency pull cord. Doors lead to the living room, bedroom and bathroom.

Lounge

Spacious lounge with TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads to the separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern units and drawers, complemented by work surfaces. Includes stainless steel sink with drainer, built-in oven, ceramic hob with extractor hood, integrated fridge/freezer and under-pelmet lighting.

Bedroom

A spacious double bedroom, benefiting from a walk-in wardrobe with hanging rails and shelving. Ceiling lights, TV and phone point.

Shower Room

Majority tiled and fitted with suite comprising of walk-in

shower with glazed screen, WC, vanity unit with sink and mirror above. Emergency pull cord.

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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £2,977.8 per annum, (for financial year end 30/06/2027)

Lease Information

Tenure: Leasehold

Lease Length: 999 years from 2017

Ground rent: £425 per annum

Ground rent review: Jan- 32

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Additional Information & Services

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

