PRICE REDUCTION

McCarthy & Stone
RESALES

31 North Bay Court 119 North Marine Road, Scarborough, YO12 7JD
Offers over £170,000 LEASEHOLD

For further details
please call 0345 556 4104

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ONE BEDROOM FOURTH FLOOR APARTMENT WITH WALKOUT BALCONY AND SEA VIEW SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT.

Summary

North Bay Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 36 one and two-bedroom retirement apartments. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

North Bay Court is situated in Scarborough, one of the North East's most popular coastal resorts, boasting golden beaches as well as a wealth of attractions and year round events. Known to many as the "Queen of the Yorkshire Coast", Scarborough caters for all ages and visitors and residents alike. The North Bay area of Scarborough is a mainly residential part of town which also has a selection of guest houses and small hotels and is less developed than South Bay. It is considered by many to be more natural and peaceful, yet still offers a great selection of attractions including the Sealife Centre with a range of marine life in the indoor and outdoor exhibits, the Oriental themed Peasholm Park with its natural ravine, boating lake and vast wealth of trees and flowers and the Scarborough Open Air Theatre; which has played host to many international performers including Elton John and Jose Carreras.

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. 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, bedroom and bathroom.

Lounge with sea view

A spacious lounge with the benefiting from french doors leading to a walk out balcony with impressive sea views. There is a feature electric fire with surround which acts as an attractive focal point and there's ample space for dining. TV and telephone points. Two ceiling lights, fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen with sea view

Fully fitted kitchen with a range of modern gloss ivory low and eye level units and drawers with work surface. Stainless steel sink with mono lever tap, drainer and window above which overlooks the sea. Integral oven unit with separate electric hob and extraction unit. Integral fridge / freezer.

Bedroom with sea view

Double bedroom with window with views overlooking the sea. Built in mirror fronted wardrobe. TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets.

Bathroom

Fully tiled and fitted with suite comprising with a bath with shower, glass screen and hand rail. Low level WC, vanity unit with sink, mirror and overhead light unit above. Wall fan heater and extraction.

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.

Car Parking Permit Scheme-subject to availability

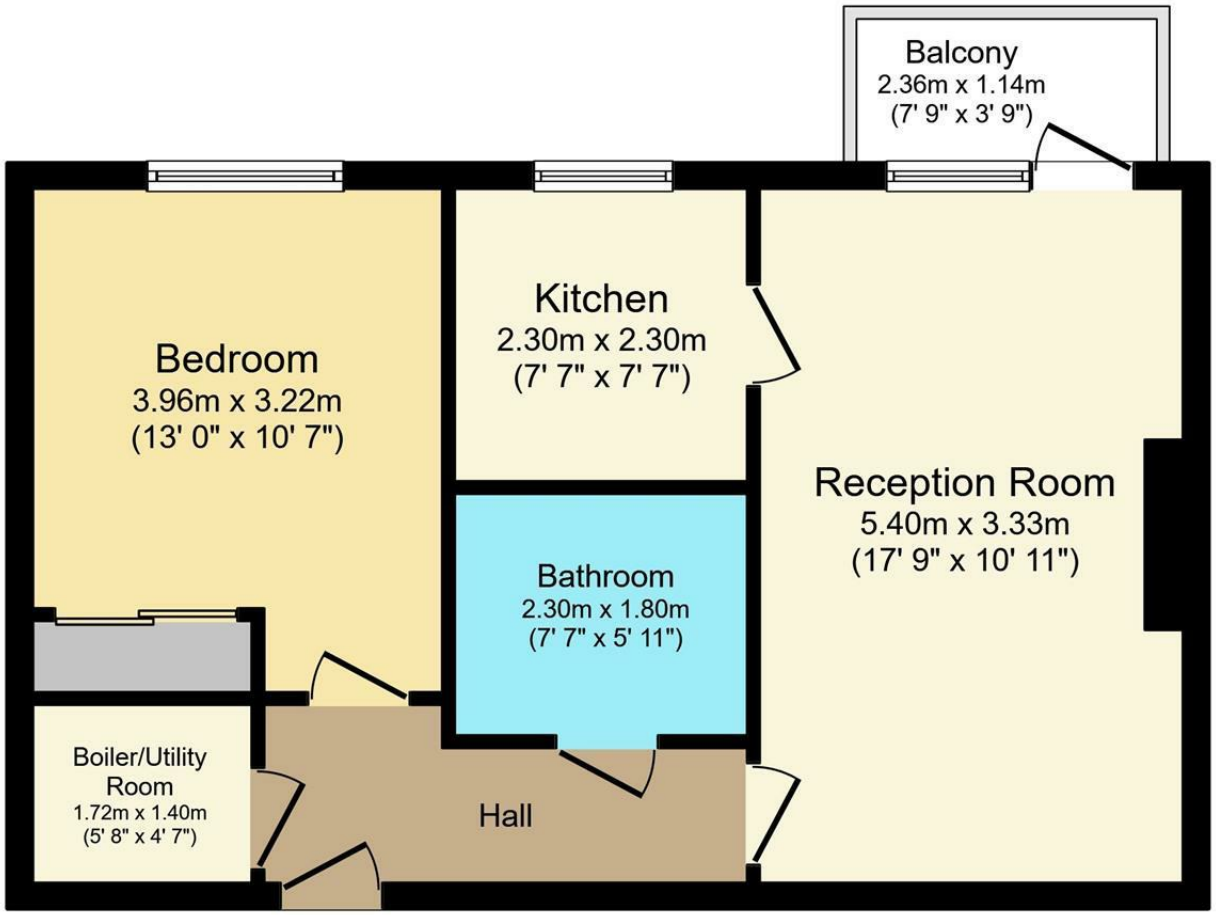
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

125 years from 2013

Ground Rent

£425 per annum



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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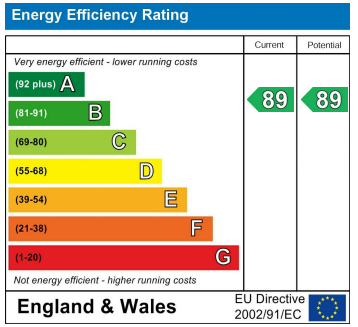

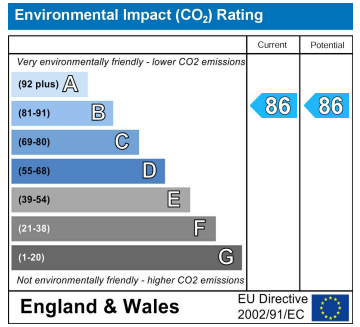

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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