PRICE REDUCTION

McCarthy & Stone
RESALES

37 Alder View Court, 1A Newby Farm Road, Scarborough, YO12 6WA
Offers invited £219,950 LEASEHOLD

For further details
please call 0345 556 4104

37 Alder View Court, 1A Newby Farm Road, Scarborough, YO12 6WA

*RECENTLY REDUCED IN PRICE * VIEWING ADVISED* A Large (over 900 sq ft) Two bedroom EX SHOW APARTMENT, within an AWARD WINNING Retirement living development for the over 60's. Excellent local community amenities including supermarket, health care and sports clubs with the added benefit of public transport to Scarborough and the coast.

VIEWINGS ARE STRONGLY ADVISED

Summary
Alder View Court is purpose built by McCarthy & Stone for retirement living and has won both gold awards for National Housing for Older People Award 2019 and best Commercial Garden Award 2018. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.
There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

Local Area
Alder View Court is situated in the popular village of Newby in Scarborough and makes an ideal choice for your retirement. Newby has a great range of amenities including a Proudfoot supermarket, a pharmacy, dentist and a medical centre. It is also served by leisure facilities including a bowling club, tennis club and a cricket club. Scarborough North Cliff Golf Club is located less than 2 miles away. North and South-bound bus stops are located less than 200 yards from Alder View Court allowing you car free access to the sandy beach, shops, cafes and entertainment facilities in the centre of Scarborough.

Apartment
This apartment is the largest in the entire complex at 84.46 square metre. The apartment was originally the show flat and is high spec throughout.

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 with washer dryer. Further storage cupboard housing the meters. Storage Heater. 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, bedrooms and bathroom.

Lounge
A spacious lounge which has two dormer windows overlooking communal gardens has the benefits of a southerly aspect making this room bright and airy. There is ample space for dining and a feature fire with surround which acts as an attractive focal point. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets, storage heater and wall mounted heater. Storage cupboard with Hanging Rail. Partially glazed door leads onto a separate kitchen.

Kitchen
Fully fitted kitchen with a range of modern low and eye level units and drawers with granite transformation kitchen work surfaces. Stainless steel sink with mono lever tap and drainer. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer and under pelmet lighting.

Bedroom One
Generous bedroom with window overlooking communal grounds and additional sky light window. Built in mirror fronted wardrobes, walk-in storage cupboard with shelving. Ceiling lights, TV and telephone point, fitted carpets, raised electric power sockets and wall mounted heater.

Bedroom Two
Double second bedroom which could be used for dining / study. Ceiling lights, TV point, fitted carpets, raised electric power sockets and wall mounted heater.

Shower Room
Fully tiled and fitted with suite comprising walk-in double shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above, wall mounted heater and emergency pull cord for assistance.

Purchase inclusions
Carpets, curtains, blinds, fire and surround, oven, hob, hood, fridge freezer and washer/dryer.

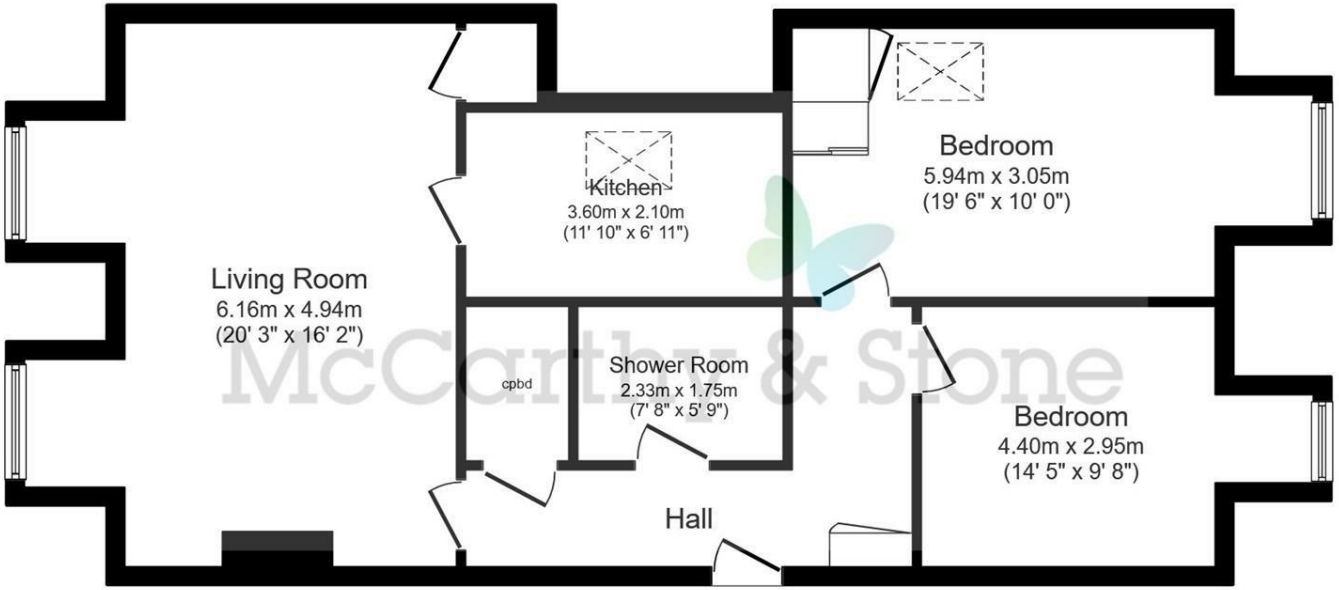
Car Parking
This apartment comes with an allocated car parking space included

Service Charge
- 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
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

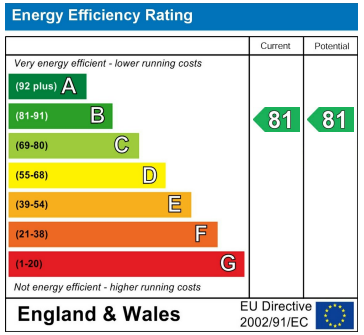
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold Information
Lease Length: 999 years from 2017
Ground rent: £495 per annum
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

A message from the Homeowner
"Alder View is a superb, prize winning, friendly community, our excellent House Manager and the 24 hour careline has given us peace of mind and reassurance as help is only a call away.
Before Covid we had weekly films, seated fitness classes, card and board games, monthly fish and chips, also occasional theatre trips and celebration meals .
Scalby is a great place to live, with excellent local facilities and superb transport links.
McCarthy and Stone have gone above and beyond in their efforts to keep us safe at this unprecedented time, nothing is ever too much trouble.
We will be very sorry to leave Alder View but need to move nearer to our family."



Second Floor



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)

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Total floor area: 909.14 sq.ft (84.46 sq.m)

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

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

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