McCarthy & Stone
RESALES

28 Stillington Oaks, Stillington Road, York, YO61 3GP
Asking price £185,000 Leasehold

For further details
please call 0345 556 4104

28 Stillington Oaks, Stillington Road, York, YO61 3GP

A one bedroom apartment with JULIET BALCONY situated on the SECOND FLOOR of a desirable McCARTHY STONE Retirement Living development located within 80 YARDS OF A BUS STOP and within a THIRD OF A MILE of Easingwold TOWN CENTRE.

Summary

Stillington Oaks was built by McCarthy & Stone purpose built for retirement living. The development consists of 37 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

Stillington Oaks is located in the beautiful North Yorkshire town of Easingwold. This historic market town enjoys a relaxed pace of life and is tucked away, surrounded by some of the region's most stunning scenery. Easingwold is located just 12 miles north of York which is a firm favourite with tourists from all over the world who come to see this historic and striking city. There are a range of shops and facilities in Easingwold, from butchers and bakers to several small supermarkets and banks all located in the centre around the Market Place and Long Street. The Galtres Centre in the heart of Easingwold is host to a range of clubs and activities as well as being a venue for shows and performances. There are good transport links by both road and bus to areas both locally and regionally with the A19 connecting Easingwold to York heading south and to Thirsk and Middlesborough heading north. Regular bus services operate from Easingwold providing connections to York, Thirsk and Helmsley along with several villages and towns in the area.

Entrance Hall

Front door with spy hole leads to the large entrance hall - Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with plumbing for a washing machine. further doors lead to the lounge, bedroom and shower room.

Lounge

Spacious lounge with Juliet balcony overlooking communal grounds. The room has ample space for dining and also a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, two ceiling lights and raised electric power sockets and a wall mounted electric radiator within individual thermostat and remote control. A partially glazed door leads into the separate kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with granite effect work surface and tiled flooring. Stainless steel sink with mixer tap, drainer and double glazed window overlooking communal gardens above. Integrated appliances include a raised level Hotpoint oven, 4 ring electric hob with extractor hood over, fridge and freezer. Space for a slimline dishwasher.

Bedroom

Double bedroom with door to walk-in wardrobe housing hanging rails and shelving. TV and telephone points, ceiling light and raised electric power sockets and a wall mounted electric radiator within individual thermostat and remote control.

Shower Room

Fully tiled and fitted with suite comprising of double walk-in shower with sliding glass screen and hand rail, WC, vanity unit with basin and illuminated mirror above with shaving point. Heated towel rail and emergency pullcord.

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

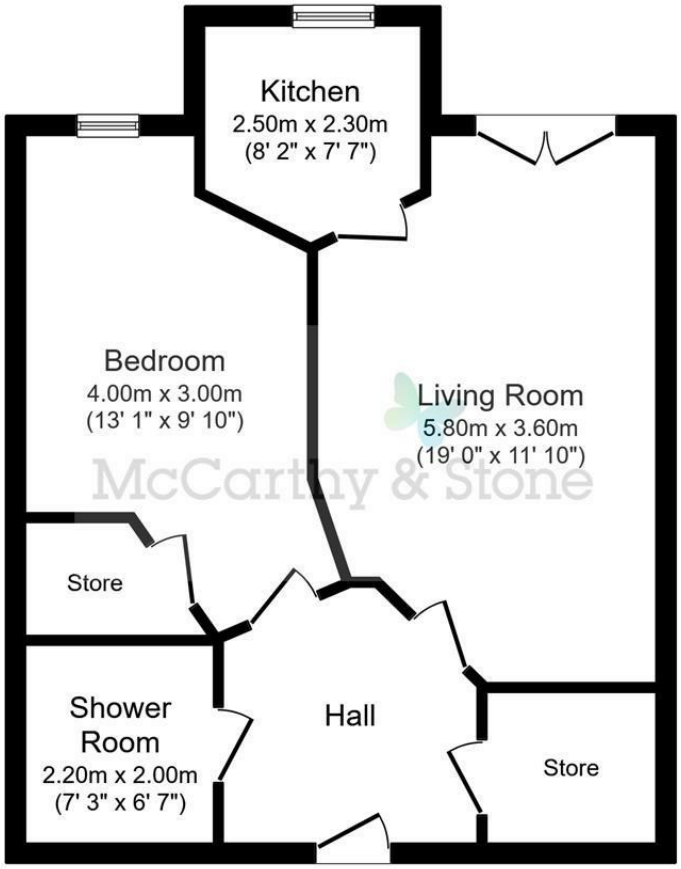
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager

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.

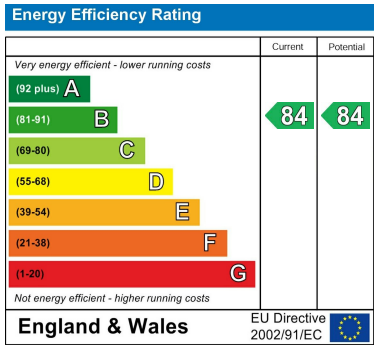
Leasehold Information

Lease length: 999 years from 2016
Ground rent: £425 per annum
Managed by: McCarthy Stone Management Services



Floor Plan

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



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