

# McCARTHY STONE RESALES

## 29 ROGERSON COURT SCAIFE GARTH, EAST RIDING, YO42 2SJ



GROSS INTERNAL FLOOR AREA 620 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 620 SQ FT / 58 SQM	Rogerson Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 09/06/21
	photoplan

### COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All

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A WELL-PRESENTED, one bedroom FIRST FLOOR, CORNER apartment in a NEARLY NEW McCarthy Stone Retirement Living development. CENTRALLY LOCATED to Pocklington's shop and amenities and within 50 yards to bus stops.

## ASKING PRICE £190,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# ROGERSON COURT, SCAIFE GARTH, POCKLINGTON, EAST RIDING,

## YORKSHIRE WOLDS

### ROGERSON COURT

Rogerson Court is purpose built by McCarthy & Stone for independent retirement living, the development consists of 34 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 to take care of things and make you feel at home. 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

A busy market town, Pocklington sits at the foot of the stunning Yorkshire Wolds, offering plenty of beautiful green space and stunning surroundings for hikes, picnics, cycling and nature watching. It was once the second largest settlement in Yorkshire after York and has the honour of featuring in the Domesday book. Today, it offers a rich history, a diverse cultural calendar and plenty of amenities and services right on your doorstep.

The town's skyline is framed by the towers of the 15th century Church of All Saints, a must-visit for history buffs that boasts peaceful gardens and stunning architecture. Close to the town centre, Burnby Hall Gardens and Museum provides plentiful green space and is home to the National Collection of Hardy Water Lillies. Millington Wood is also a fantastic outdoor space to explore and Pocklington Canal offers scenic footpaths and walks. The canal has been named one of the top 10 places to see natural aquatic life in Britain. Lovers of culture should visit the Pocklington Arts Centre to experience its mixed programme of film, music, drama, dance, lectures, workshops and exhibitions.

Pocklington also offers a varied calendar of events including an annual beer celebration known as Pocktoberfest and the Flying Man Festival, which remembers Thomas Pelling, the 'Flying Man of Pocklington' who made an unsuccessful attempt in the 18th century to fly from the top of a local church using a pair of homemade wings.

With a town centre location this McCarthy and Stone

development has a number of amenities right on its doorstep including both Sainsbury's and Aldi supermarkets, as well as a variety of cafes, pubs, restaurants and shops.

### ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector, apartment security door entry system with intercom are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the washer dryer, meters and Ventaxia air circulation unit. Further doors lead to the lounge, bedroom and shower room.

### LOUNGE

A spacious lounge with ample room for dining with window overlooking Pocklington's George Street, an ideal spot for people watching. There are TV and telephone points, two ceiling lights, wall mounted electric heater, fitted carpets and raised electric power sockets. A partially glazed door leads into the separate kitchen.

### KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers in a white, high gloss finish with complimenting work surfaces. A Stainless steel sink and drainer unit with mono lever tap sits beneath a window. Appliances include a raised built-in oven, ceramic hob with extractor hood and fitted integrated fridge and freezer. finished with a tiled floor, under pelmet lighting and a central ceiling spotlight.

### BEDROOM

A good size double bedroom with window overlooking George's Street. Door leads onto a walk in wardrobe housing hanging rails and shelving. A central ceiling light, TV and telephone point, fitted carpets, raised electric power sockets and a wall mounted electric heater.

### BATHROOM

Partially tiled walls and fitted with suite comprising walk-in double shower with glass screen and hand rail, low level WC, vanity unit with wash basin and illuminated mirror above with shaving point. Tiled flooring, wall mounted heater, electric heated towel rail, central ceiling spot lights and an emergency pull cord for assistance.

## 1 BED | £190,000

### SERVICE CHARGE

- House Manager
- Cleaning of communal windows and external apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Tunstall 24-hour emergency call system
- Upkeep and maintenance of gardens and grounds
- Intruder-alarm system
- Camera door-entry system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- House manager and staff costs

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: £2,383.00 p.a (for financial year end 30/06/2022).

### LEASEHOLD

Lease length: 999 years from 2018

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

