



McCarthy & Stone  
RESALES



27 Stillington Oaks, Stillington Road, York, YO61 3GP  
Asking price £280,000 LEASEHOLD

For further details  
please call 0345 5564104

# 27 Stillington Oaks, Stillington Road, York, YO61 3GP

A WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT.

Stillington Oaks was purpose built by McCarthy & Stone for retirement living. The development consists of 37 one and two-bedroom apartments. A house Manager is on site during working hours to provide assistance 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. For your peace of mind the development has camera door entry and 24-hour emergency call systems. 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). The development offers a dedicated mobility scooter room ideal for bicycles and golf equipment as well as scooters. Residents can enjoy beautifully maintained grounds and outdoor seating areas. 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 attractive hall where the 24-hour Tunstall emergency response system and the security door entry system are located. From the hallway there is a door to a walk-in storage cupboard which features plumbing for a washing machine and a generous arrangement of storage shelving. Doors lead to the lounge, bedrooms and shower room.

## Lounge

Spacious lounge which has ample space for dining has the benefit of a Juliet balcony. TV and telephone points, two ceiling lights and raised electric power sockets. 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 work surface and tiled flooring. Stainless steel sink with mixer tap, drainer and double glazed window above. Built in hotpoint oven, 4 ring ceramic electric hob, built-in fridge and freezer.

## Master Bedroom

Generous master bedroom with window and door to walk-in wardrobe housing shelving and hanging rails. TV and telephone points, ceiling light and raised electric power sockets.

## En-suite

Fully tiled and fitted with suite comprising of double walk-in shower with glass screen and hand rail. Low level WC, vanity unit with sink and illuminated mirror above.

## Bedroom Two

Spacious second bedroom which could be used for dining. Ceiling light and raised electric power sockets.

## Shower Room

Fully tiled and fitted with suite comprising of shower cubicle with glass screen and hand rail. Low level WC, sink and mirror above.

## Service Charge

- External window cleaning
- 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 to include 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

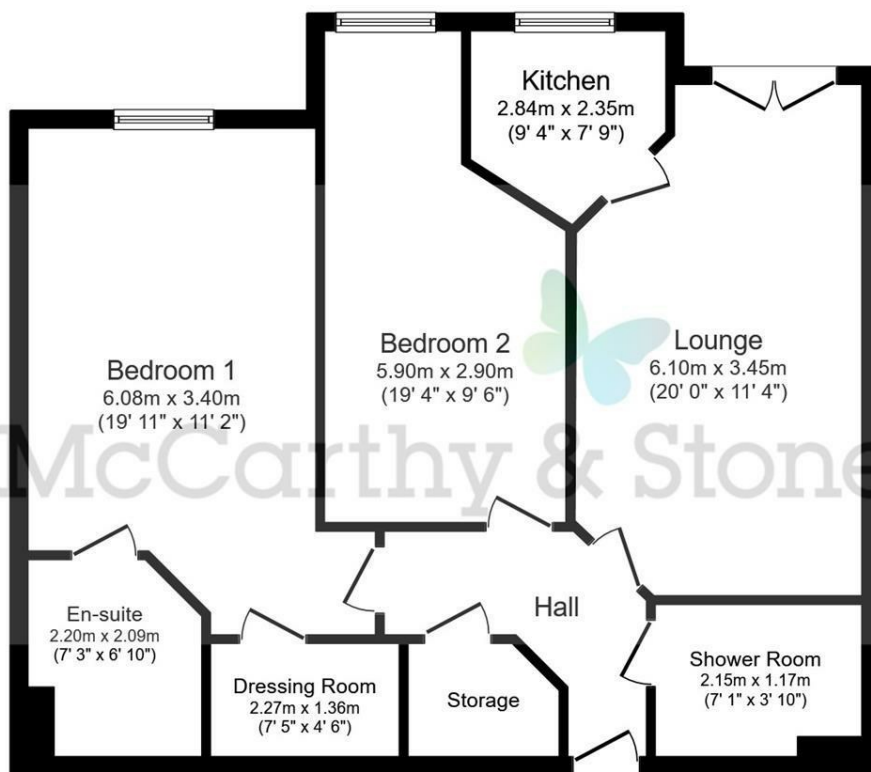
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Leasehold

999 years from 2016







**Second Floor**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	83
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	81	81
	EU Directive 2002/91/EC	

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 5564104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

McCarthy & Stone Resales Limited, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

T: 0345 5564104 - [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

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