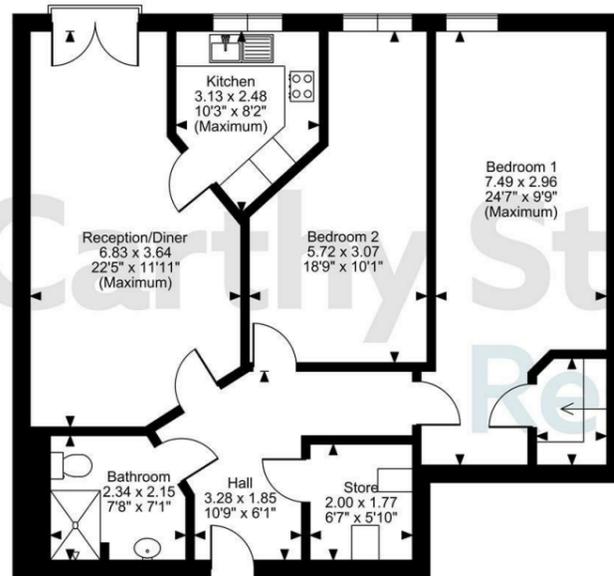


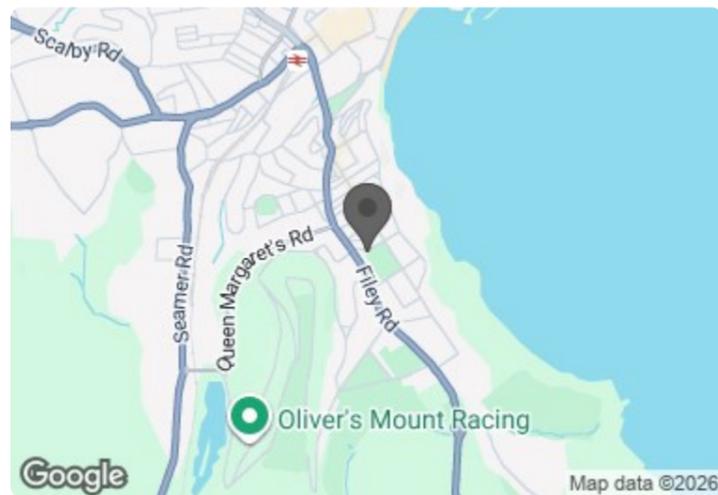
Sycamore Court, Apartment, Filey Road, Scarborough  
Approximate Gross Internal Area  
912 Sq Ft/85 Sq M



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



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

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. Details regarding any common charges 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 that 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 purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 55 Sycamore Court

Filey Road, Scarborough, YO11 2DZ

PRICE  
REDUCED



PRICE REDUCTION

### Offers in the region of £150,000 Leasehold

Immaculate Top Floor recently decorated ex-show apartment with sea and castle views, corner parking and store-room included. Delightful sun lounge next door. Bright and spacious two-bedroom apartment on the top floor of this sought-after McCarthy Stone Retirement Living Plus development, offering an on-site Bistro, Estate Manager, and 24-hour care team.

Located next to the Sun Lounge with easy access to the communal room and roof terrace. Includes a larger corner parking space, ground floor store room, and one hour of domestic assistance per week.

Show furniture in keeping with the apartment may also be included.

Call us on 0345 556 4104 to find out more.

# Filey Road, Scarborough

## 2 Bed | £150,000

PRICE  
REDUCED

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Summary

Available exclusively for those over 70, Sycamore Court is an elegant development of 54 one and two-bedroom retirement apartments boasting beautiful views towards Scarborough Castle and the sea — making it one of the most desirable locations in the area.

The development offers outstanding facilities and peace of mind, with 24-hour onsite staffing, 365 days a year, and a comprehensive security and entry system. Residents can enjoy freshly prepared meals and snacks in the on-site bistro, and each apartment includes one hour of domestic assistance per week. With lift access throughout, moving between floors is effortless.

Communal spaces include a welcoming homeowners' lounge, perfect for socialising with neighbours, and a bright sun room with balcony, ideal for taking in the views. There's also a guest suite for visiting friends and family, and a private residents' car park to the rear of the development.

This particular apartment has been recently redecorated to its original show-home specification, offering a spacious and comfortable layout that immediately feels like home. The fully fitted kitchen features an integrated fridge/freezer, ceramic hob, oven, and stainless-steel sink. The living room is bright and airy, a lovely space to relax and unwind while the bedroom benefits from a walk-in wardrobe and soft fitted carpet for added comfort.

### Local Area

The development is just a mile away from a Tesco supermarket and

there are bus stops 500 yards away that take you to the town centre, train station and further afield. Scarborough train station has regular services to York and surrounding towns, while the development is easily accessed by road via the A64 to York and Leeds, the A165 to Bridlington, and the A171 to Whitby. Scarborough has plenty of things to see and do. Once primarily a seaside resort, it's now also home to many cultural attractions, including live theatres, creative arts centres and museums. The annual Scarborough Jazz Festival is held at the historic Scarborough Spa every September, while another festival, Seafest, sees folk singers, shantymen, musicians and artists flock to the harbour to put on a not-to-be-missed show!

The beaches in Scarborough are not only a great place to visit in summer, but also the starting point to explore along the Yorkshire coast. South Sands has an outer harbour for pleasure boats and yachts, where you can take a trip out around the bay. Head further north to find the North York Moors National Park, full of birds and deer, or go down south to the world famous Bempton Cliffs, where you'll find puffins and gannets.

### Entrance Hall

Front door with spy hole leads to the entrance hall - the 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. Doors lead to the lounge, bedrooms and shower room.

### Lounge

A bright and spacious living room with double opening french doors to juliet balcony and views towards the sea. Ample space for dining furniture. Two ceiling lights, TV and telephone points. Raised electric power sockets. A partially glazed door leads into the kitchen.

### Kitchen

Exceptionally spacious and fully fitted with a range of cream gloss wall and base units and drawers with granite effect roll top work surfaces. Sink and drainer unit and mono-lever tap sit under the large UPVC window with aspect towards the sea. Integrated fridge/freezer, waist height electric oven and ceramic hob with extractor hood over. Tiled flooring, radiator, under-counter lighting, power points and central ceiling light.

### Main bedroom

Spacious double bedroom with large walk in wardrobe. Full height UPVC double glazed window with aspect towards the sea, radiator, TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets and 24-hour emergency response pull cord.

### Second bedroom

A bright and airy second room that could even be used as a office or hobby room. Full height UPVC double glazed window with aspect towards the sea. Ceiling light, fitted carpets, raised electric power sockets and 24-hour emergency response pull cord.

### Shower room

Partially tiled and fitted with suite comprising of level walk-in shower with adjustable shower head and hand rail, WC, vanity unit with sink, cupboard storage and illuminated mirror above. Heated chrome towel rail, 24-hour emergency response pull cord and tiled flooring.

### Storage Room

This apartment also benefits from the rare advantage of an external storage room, providing a convenient space for keeping larger items, seasonal belongings, or household essentials neatly tucked away.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

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

Service charge: £14,228.71 per annum (for financial year end 30/09/2026).

### Car Parking - subject to availability

An allocated car parking space is included.

### Leasehold Information

Lease length: 999 years from 2018

Ground rent: £510 per annum

Ground rent review: Jan-33

Managed by: Your Life Management Services

