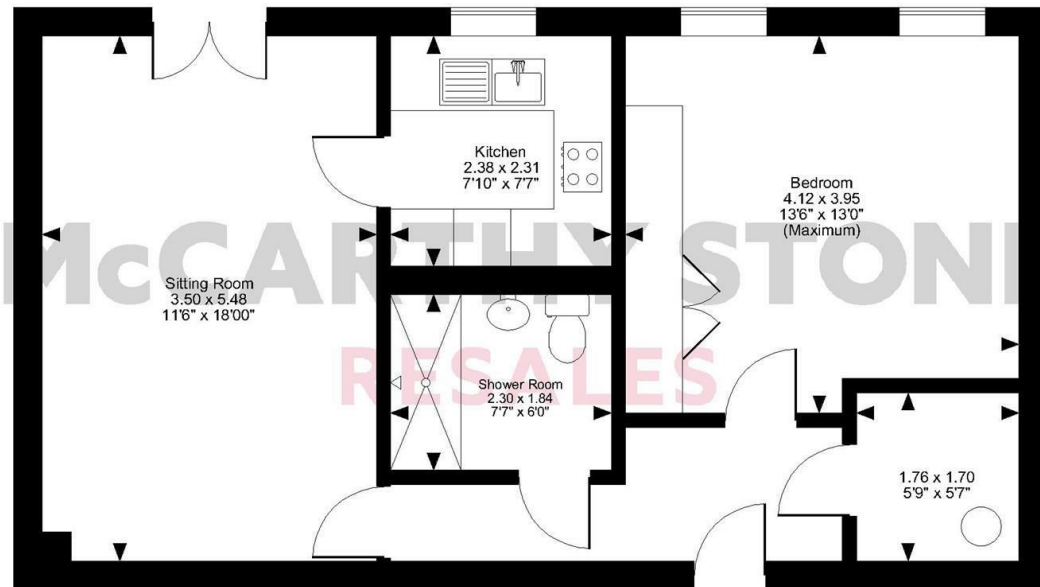


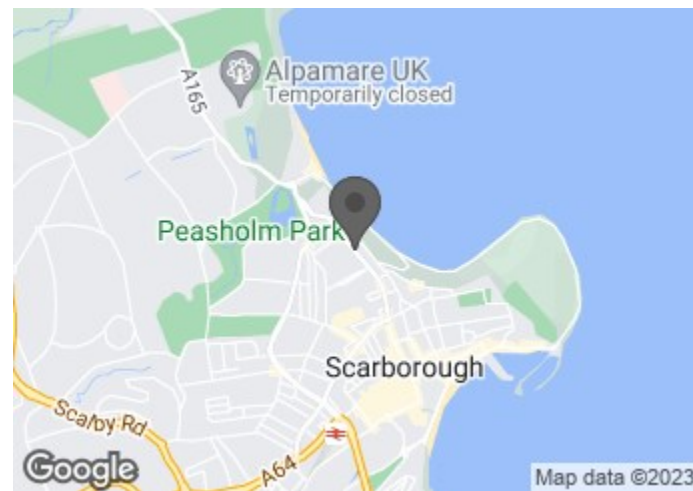
North Bay Court, Apartment North Marine Road, Scarborough
Approximate Gross Internal Area
605 Sq Ft/56 Sq M



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: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(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 contingency fee is payable to the Landlord to be held in 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

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McCARTHY STONE RESALES

21 NORTH BAY COURT

119 NORTH MARINE ROAD, SCARBOROUGH, YO12 7JD



A WELL-PRESENTED, EXCEPTIONALLY BRIGHT AND SPACIOUS, ONE BEDROOM THIRD FLOOR APARTMENT SITUATED WITHIN A DELIGHTFUL McCARTHY AND STONE RETIREMENT LIVING DEVELOPMENT.

PRICE REDUCTION

ASKING PRICE £165,000 LEASEHOLD

For further details, please call **0345 556 4104**
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NORTH BAY COURT, 119 NORTH MARINE

1 BEDROOMS £165,000

NORTH BAY COURT

North Bay Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 36 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. 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

North Bay Court is situated in Scarborough, one of the North East's most popular coastal resorts, boasting golden beaches as well as a wealth of attractions and year round events. Known to many as the "Queen of the Yorkshire Coast", Scarborough caters for all ages and visitors and residents alike. The North Bay area of Scarborough is a mainly residential part of town which also has a selection of guest houses and small hotels and is less developed than South Bay. It is considered by many to be more natural and peaceful, yet still offers a great selection of attractions including the Sealife Centre with a range of marine life in the indoor and outdoor exhibits, the Oriental themes Peasholm Park with its natural ravine, boating lake and vast wealth of trees and flowers and the Scarborough Open Air Theatre; which has played host to many international performers including Elton John and Jose Carreras.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall where there are illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated in the hall. There is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and bathroom.

LOUNGE

A spacious lounge benefiting from a glazed doors to Juliet balcony, enabling plenty of natural light to flood in. TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets. A partially glazed door leads into the separate Kitchen.

KITCHEN

Fully fitted kitchen with a range of modern cream gloss low and eye level units and drawers with under pelmet lighting. Marble effect worktop with inset Stainless steel sink with mono lever tap and drainer and window above. Integral units include a waist-height oven, hob and extractor hood over, fridge/freezer. Tiled flooring and ceiling spot lights.

BEDROOM

A beautifully bright and spacious double bedroom with two full length windows facing south west, built in mirror fronted wardrobes with sliding door. TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets.

SHOWER ROOM

Fully tiled and fitted with suite comprising with a double walk in shower with pivoting glass screen and hand rail. WC, vanity unit with inset sink, mirror and overhead light unit above. Heated electric towel rail, extractor fan and emergency pull-cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of external 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.

Service charge: £2,453.04 per annum (for financial year end 31st March 2024).

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: 125 years from 2013

Ground rent: £425 per annum

Ground rent review date: Jan 2028

Managed by: McCarthy and Stone Management Services

