



McCarthy & Stone

RESALES



26 North Bay Court, 119 North Marine Road, Scarborough, YO12 7JD
Asking price £250,000 Leasehold

For further details
please call 0345 556 4104

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Very well presented 2 BEDROOM apartment with STUNNING UNINTERRUPTED SEA VIEWS across NORTH BAY, with 2 BALCONIES and 2 BATHROOMS, located on the 4th floor of a McCARTHY STONE Retirement Living development (with elevator access). *VIEWINGS STRONGLY ADVISED*

Summary

With two balconies, this apartment boasts outstanding sea views from the living room, kitchen and bedrooms and is presented to a high standard. There are Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and security door entry systems.

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. There is a dedicated House Manager 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).

Local Area

North Bay Court is situated in Scarborough, the North East's most popular coastal resort with it's golden beaches, wonderful coastal walks and a wealth of attractions and year round events. The development is conveniently located within 100 yards of a bus stop which takes you into Scarborough Town where you will find a range of shops, restaurants, quaint pubs and general amenities. The development is also just a quarter of a mile from Peasholm Park and within 200 meters from Scarborough indoor bowls club and local cinema.

Known to many as the "Queen of the holiday resorts", 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 themed 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, Jose Carreras, Cliff Richard, Tom Jones, Gary Barlow and Russell Watson.

Entrance Hall

The front door with spy hole opens into the large hall. From here, doors lead to the living room, bathroom and bedrooms. Also from the hallway there is a walk-in storage cupboard and an airing cupboard.

Apartment security door entry system with intercom and 24 hour Tunstall emergency response pull cord, illuminated light switches, and smoke detector are located in the hall.

Living room

Bright and airy living room with a walk-out balcony enjoy uninterrupted views of Scarborough North Bay- the coast beyond to the north, and Scarborough Castle to the south. There is ample space for dining along with an electric fire with a wood surround which creates an attractive focal point to the room, TV and telephone points, two ceiling lights, plenty of raised power points and fitted carpet. A partially glazed door leads into the kitchen.

Kitchen

Fully fitted kitchen with a range of modern gloss ivory wall and base level units and drawers with complimenting work surface. Stainless steel sink and drainer unit with mono lever tap sits beneath a window overlooking Scarborough North Bay. Integral appliances include a raised level oven, electric hob and extraction hood over, fridge and freezer. Finished with tiled flooring, central ceiling spotlights and under-counter lighting.

Bedroom One

Large master bedroom with incredible coastal views enjoyed through the large windows and Juliet balcony. There are large, built in wardrobes with mirror fronted sliding doors. A central ceiling light, TV and phone points and ample raised power points. Door to en-suite shower room.

En-suite shower room

Fully tiled and fitted with suite comprising of shower cubicle with adjustable showerhead and hand rail. Low level WC, pedestal wash basin with mirror above and shaving light above. Wall fan heater, extractor fan, ceiling light and emergency pull-cord.

Bedroom Two

Spacious second bedroom again enjoying stunning sea views, with a central ceiling light, TV and phone point and raised power points. This versatile room could also be used as a study or dining room, to suit your needs.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower with pivoting glass shower screen, stainless steel bar mixer and shower head and hand rail. Low level WC, vanity unit with pedestal wash basin and vanity mirror above with shaving light. Wall fan heater, ceiling light, extractor fan and emergency pull-cord.

Service Charge

- House Manager
- Cleaning of communal and external apartment windows
- Water rates for communal areas and apartments
- Electricity, heating 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. 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 usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability. Resident parking permits are available at a cost of £30 per annum for unlimited parking on roads around the development.

Leasehold Information

Lease length: 125 years from 2013

Ground rent: £495 per annum

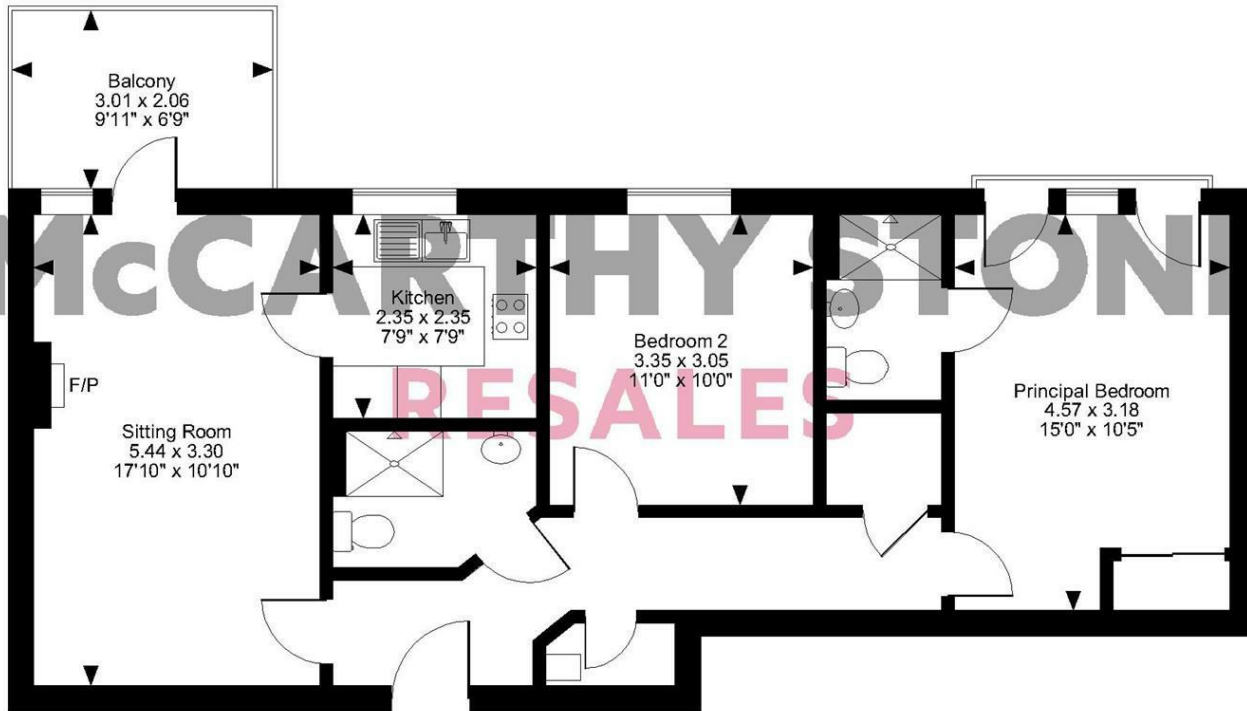
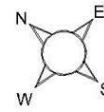
Managed by: McCarthy Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.





North Bay Court, North Marine Road, Scarborough
Approximate Gross Internal Area
749 Sq Ft/70 Sq M
Balcony external area = 67 Sq Ft/6 Sq M



Fourth 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

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

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