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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	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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## 38 Beckside Gardens

1-41 Beckside Gardens, Guisborough, TS14 6DY

PRICE  
REDUCED



PRICE REDUCTION

**Asking price £120,000 Leasehold**

A ONE BEDROOM apartment located on the SECOND FLOOR with a SOUTH WESTERLY WALKOUT BALCONY in a McCARTHY STONE Retirement Living development approximately 300 YARDS to Guisborough TOWN CENTRE SHOPS AND AMENITIES.

**Call us on 0345 556 4104 to find out more.**

# 38 Beckside Gardens, Guisborough

PRICE  
REDUCED

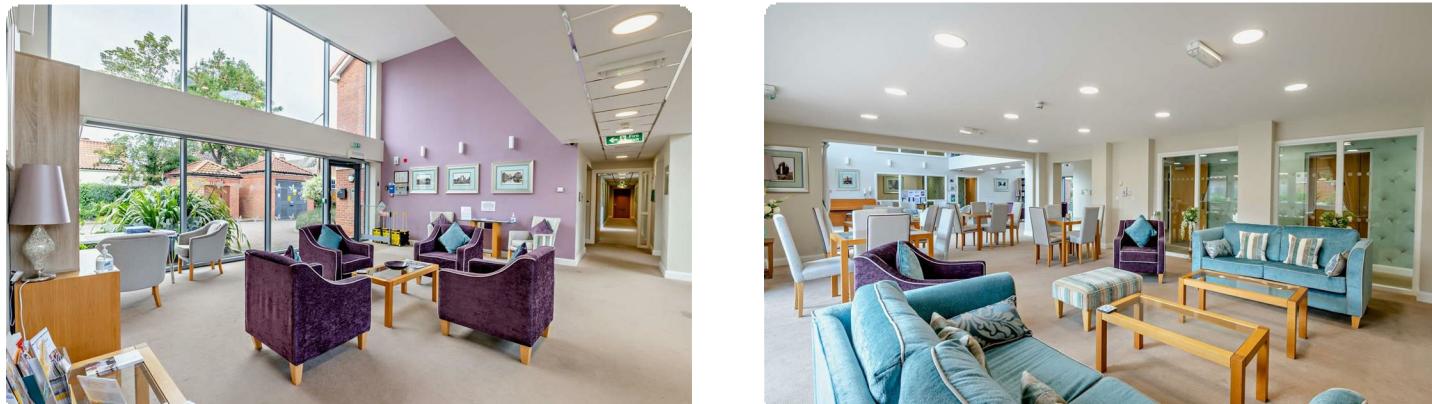
## Summary

Beckside Gardens was built by McCarthy & Stone purpose built for retirement living. The development consists of 40 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom and hallway.

The development also includes a Homeowners' lounge, roof terrace and landscaped gardens with large patio area. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking - permit scheme applies, check with the House Manager for availability.

Beckside Gardens is located in Guisborough, this historic market town is situated within the unitary authority of Redcar and Cleveland and set in the beautiful ceremonial county of North Yorkshire. It enjoys a relaxed pace of life and benefits from some of the regions most stunning scenery, bounded by the North York Moors National Park and overlooking the Tees Valley and Eston Hills.

Guisborough's Westgate with its charm and character, is a mixture of well-known and independent specialist shops. Other popular shopping areas include Church Street and Chaloner Street with their many hidden Treasures and Guisborough market held twice a week throughout the year, has long been a focal point of the surrounding area. The town



is also host to 2 major supermarket chains. Regular bus services operate from Guisborough providing connections to Whitby, Scarborough and Middlesbrough, along with several villages and towns in the area.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall 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 and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

## Lounge

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen. Double opening doors to walkout balcony.

## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom One

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

**1 Bed | £120,000**

## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

## Service Charge

- Cleaning of communal 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 is £3,011.03 per annum (For financial year ending 30/09/2025). 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 House Manager.

## Car Parking (Permit Scheme) subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits available on a first come, first served basis. Please check with the House Manager on site for availability.

## Lease Information

Lease: 999 years from 1st June 2015

Ground Rent: £425 per annum

Ground rent review: 1st June 2030

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

