



ROGERSON COURT, POCKLINGTON YO42

£165,000

NORTH  
RESIDENTIAL

A spacious, south-facing one-bedroom lateral apartment, with an allocated car parking space, high quality, tasteful fittings, and impressive on-site amenities.

Benefitting from no onward chain and being energy efficient with an EPC band of B, this is a fantastic home which has a lovely reception room and benefits from being in a highly regarded development for residents over 60 years of age.

A convenient location for accessing all the town amenities, this desirable property offers great appeal due to the facilities for residents within the development. The apartment benefits from double glazing, a good-sized bedroom, a generous sitting room and adjacent kitchen with attractive fittings, immaculate communal gardens and one allocated off-street parking space. Multiple social events for residents are hosted throughout the year.



<b>Tenure</b> Leasehold	<b>Local Authority</b> East Riding	<b>Council Tax Band</b> Band B	<b>EPC Rating</b> Band B
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# Property Description.

The property was built by McCarthy Stone, who specialise in the building and management of exclusive, well-equipped, and high-quality retirement properties. The apartment has about 537sqft in total, it is located on the first floor and accessed via the choice of stairs or a lift through a pristine communal foyer. The entrance hall in the apartment is spacious and wide, with an intercom system to let in visitors.

The warm and welcoming sitting room has views onto the gardens and towards All Saints Church. This spacious room together with its configuration allows for a dining area by the kitchen, making it a perfect sociable space for relaxing and entertaining. Full height double doors onto a Juliette balcony allow natural light to flood the room, these can be opened during the warmer months to benefit from the lovely flow of air and views onto the landscaped gardens. There is also an attractive electric fire positioned on the wall, two telephone points and a TV / satellite connection point.

The kitchen is perfectly located adjacent to the sitting room. There are a range of integrated appliances including an oven, fridge freezer, electric hob, extractor fan and a slim line dishwasher. There is an excellent range of immaculate neutral coloured wall and base units.

The south facing double bedroom also has private views onto gardens. There is a walk-in wardrobe providing a lot of storage space. This includes integrated fittings for hanging space and shelves. The bedroom has a TV and telephone point. The shower room has been fitted with modern, high quality white fittings with a generous walk-in shower and there is useful storage below the wash hand basin. There is a heated towel rail, tiled floor, and half tiled walls. A mirror with light is positioned above the wash hand basin.

There is a storage cupboard off the hall, this also includes a washer dryer, the Ventaxia air circulation unit and the hot water tank. There is a further smaller cupboard off the hall with the fuse box and electricity meter.







Residents lounge and kitchen



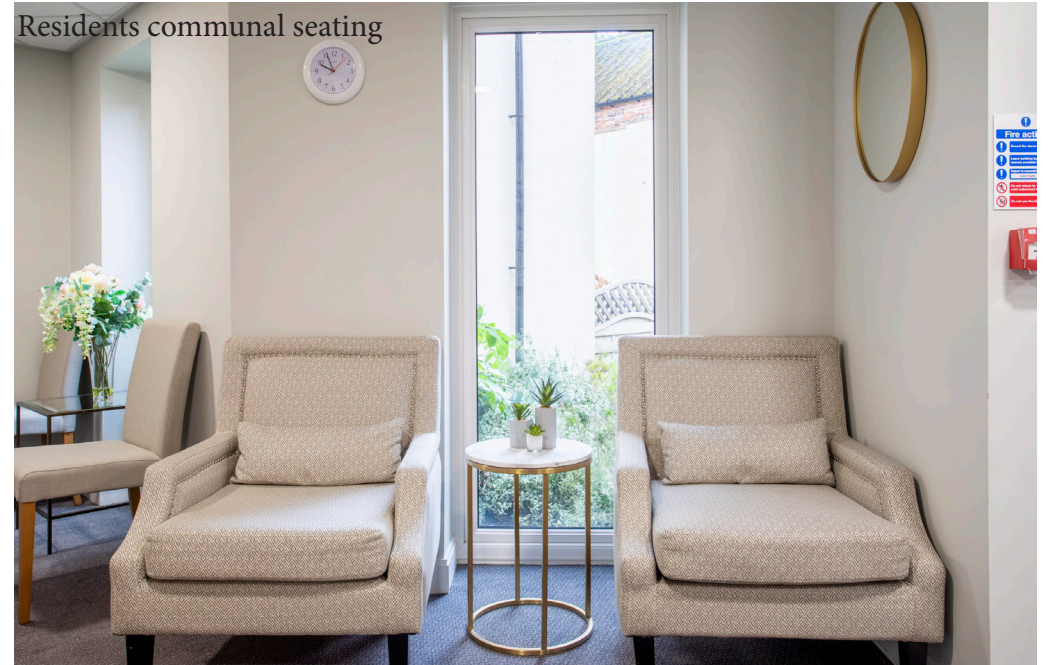
Residents lounge



Residents lounge and lift



Residents communal seating







# Rogerson Court.

Rogerson Court has the advantage of a communal lounge for all residents to use. Regular social events are hosted, and these can be enjoyed as much or as little as residents wish. The lounge provides a stylish, welcoming, and relaxing area to enjoy company, host friends and family and a place to meet. There is a kitchen facility which can be used for entertaining purposes.

The development also has a 24-hour call system integrated within each apartment which can provide peace of mind. There is a double guest suite which can be pre-booked at a cost of £25 per night for friends and relatives who are visiting and wish to stay overnight.

We understand there is mains water and drainage. Electric heating. 999-year lease from 1st January 2018. Ground Rent £425 p.a, next review 1st January 2033. The management company is McCarthy Stone Management Services. Service charge £3042.54 p.a, for June 2023 - June 2024.

The service charge brings many benefits to the residents and to the upkeep of the development. The charge includes the following items: cleaning of all communal areas, water rates, heating, electricity, and lighting to the communal parts. The charge also allows the 24-hour emergency call system to operate. The upkeep and maintenance of the gardens and grounds, communal alarm and camera door entry system. The repair and maintenance of the communal interior and exterior of the building is funded from the service charge and a sinking fund allows for larger one-off items such as internal and external decoration.

Buildings insurance and the costs for the House Manager are also funded from the service charge. The House Manager is based at the development over set days and times every week which offers peace of mind and a source of help and assistance to residents. All of this allows for the safe, secure and enhanced management of Rogerson Court to ensure a high-quality lifestyle is provided.



## Outside.

The apartment is sold with an allocated car parking space, and this is easily accessed. There are beautifully maintained and landscaped gardens which can be used by residents. These include areas of lawn, borders, patio seating areas with tables and chairs which have been enhanced with mature planting. A resident's external store allows for the keeping of mobility scooters and other support aids.

## Directions.

Postcode – YO42 2SJ

For a precise location, please use the What3words App [///promote.laying.splints](https://www.what3words.com/)

Note - The apartment is vacant, CGI furniture has been installed into some photos to give a sense of how the rooms could be set-up.



## Location.

The location of Rogerson Court is perfect for being within walking distance of the many independent retailers on the high street. The bus station, library and the Pocklington Group Practice for Doctors and nurse appointments are only a few minutes away. Pocklington health centre is located opposite Rogerson Court and there are pharmacies within Boots chemist on the high street and at the Doctors. There is a thriving U3A network within the town.

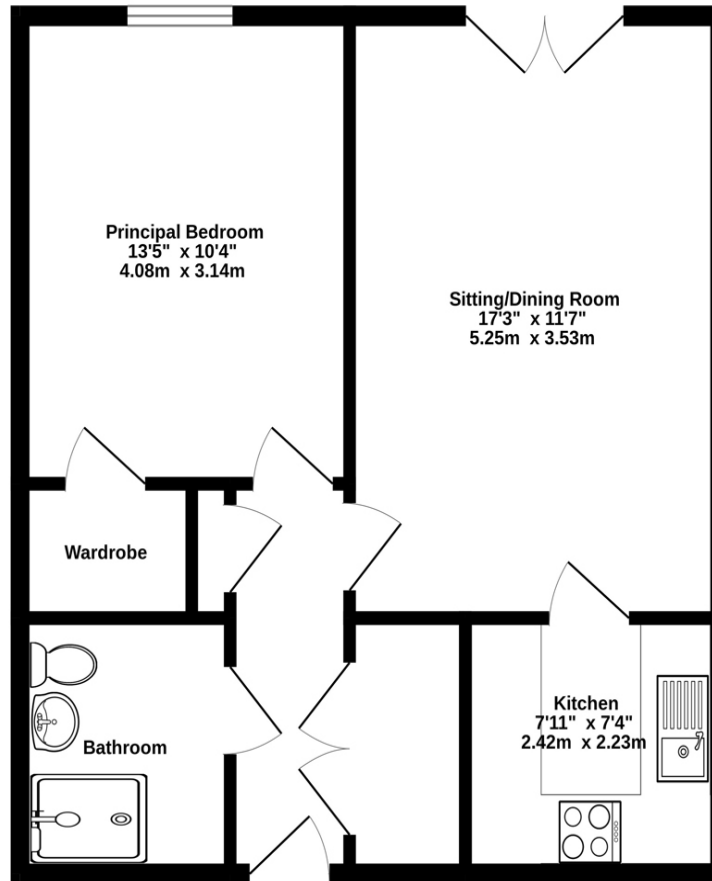
Pocklington is an historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. There are national supermarkets and quick access onto the A1079 to head east and west from the town. A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom.

The Pocklington Arts Centre is a popular and well-known asset in the town and is home to a cinema, music, comedy, and theatre productions. The Wolds and Vale of York is an unspoilt part of Yorkshire, with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within an easy drive.

York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



GROUND FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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