

PRICE REDUCTION



McCarthy & Stone
RESALES

3 Alder View Court Newby Farm Road, Scarborough, YO12 6WA
Asking price £250,000 LEASEHOLD

For further details
please call 0345 556 4104

3 Alder View Court Newby Farm Road, Scarborough, YO12 6WA

A beautifully presented TWO BEDROOM, GROUND FLOOR apartment with OWN PATIO located in a McCarthy and Stone development for the over 60's. Excellent local community amenities including supermarket, health care and sports clubs with the added benefit of public transport to Scarborough and the coast.

Summary

Alder View Court was built by McCarthy & Stone purpose built for retirement living and won Housing for Older People Gold Award 2019. The development consists of 42 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

Local area

Alder View Court is situated in the popular village of Newby in Scarborough and makes an ideal choice for your retirement. Newby has a great range of amenities including a Proudfoot supermarket, a pharmacy, dentist and a medical centre. It is also served by leisure facilities including a bowling club, tennis club and a cricket club. Scarborough North Cliff Golf Club is located less than 2 miles away. North and South-bound bus stops are located less than 200 yards from Alder View Court allowing you car free access to the sandy beach, shops, cafes and entertainment facilities in the centre of Scarborough.

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 are two storage cupboard/airing cupboards, one of which has light

and power and the other houses the Bosch washer / dryer and the electric boiler. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

Lounge

Stylishly decorated, this light and airy spacious double aspect lounge has the benefit of easy access to a patio onto communal gardens. There is ample space for dining and a feature log effect electric fire which acts as an attractive focal point. TV and telephone points and ceiling light, fitted carpets, raised electric power sockets.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, under pelmet lighting and tiled flooring.

Bedroom One

Double bedroom with door to walk in wardrobe housing shelving and hanging rails. Door to en-suite. Ceiling light, TV phone point, fitted carpets and raised electric power sockets.

En-suite

Tiled and fitted with suite comprising of a walk-in shower with glass screen and hand rails, low level WC, vanity unit with sink and mirror above, heated towel rail and emergency pull cord for assistance.

Bedroom Two

Generous second bedroom which could be used for dining or a study. Ceiling light, fitted carpets and raised electric power sockets, TV socket and phone point.

Bathroom

Tiled and fitted with suite comprising of a double walk-in shower with glass screen and hand rails, low level WC, vanity unit with sink and mirror above, heated towel rail and emergency pull cord for assistance.

Car Parking

An allocated car parking space is included.

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 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.

Leasehold information

Lease Length: 999 years from 2017

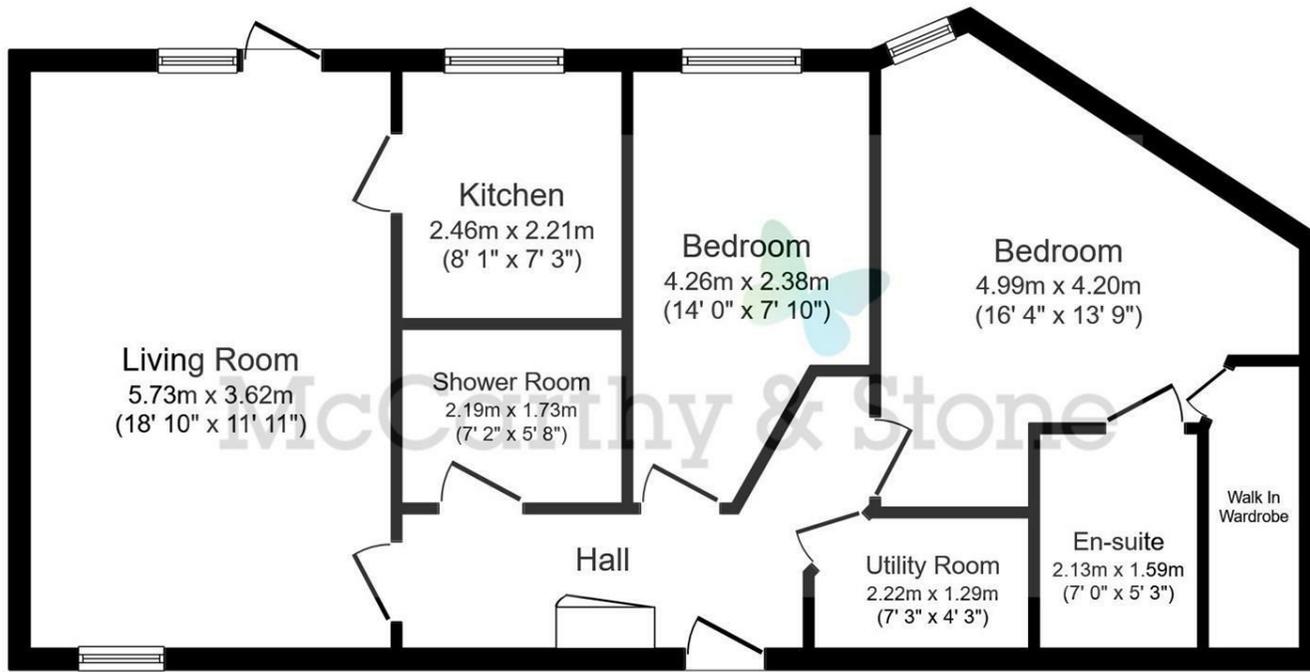
Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84
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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