



McCarthy & Stone
RESALES



12 Rogerson Court Scaife Garth, East Riding, YO42 2SJ
Asking price £198,500 LEASEHOLD

For further details
please call 0345 556 4104

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AN IMMACULATE ONE BEDROOM GROUND FLOOR APARTMENT IN AN AS NEW CONDITION WITH PATIO, SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT. *APARTMENT COMES WITH CAR PARKING*

Rogerson Court is purpose built by McCarthy & Stone for independent retirement living, the development consists of 34 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 to take care of things and make you feel at home. 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

A busy market town, Pocklington sits at the foot of the stunning Yorkshire Wolds, offering plenty of beautiful green space and stunning surroundings for hikes, picnics, cycling and nature watching. It was once the second largest settlement in Yorkshire after York and has the honour of featuring in the Doomsday book. Today, it offers a rich history, a diverse cultural calendar and plenty of amenities and services right on your doorstep. The town's skyline is framed by the towers of the 15th century Church of All Saints, a must-visit for history buffs that boasts peaceful gardens and stunning architecture. Close to the town centre, Burnby Hall Gardens and Museum provides plentiful green space and is home to the National Collection of Hardy Water Lillies. Millington Wood is also a fantastic outdoor space to explore and Pocklington Canal offers scenic footpaths and walks. The canal has been named one of the top 10 places to see natural aquatic life in Britain. Lovers of culture should visit the Pocklington Arts Centre to experience its mixed programme of film, music, drama, dance, lectures, workshops and exhibitions. Pocklington also offers a varied calendar of events including an annual beer celebration known as Pocktoberfest and the Flying Man Festival, which remembers Thomas Pelling, the 'Flying Man of Pocklington' who made an unsuccessful attempt in the 18th century to fly from the top of a local church using a pair of

homemade wings.

With a town centre location this McCarthy and Stone development has a number of amenities right on its doorstep including both Sainsbury's and Aldi supermarkets, as well as a variety of cafes, pubs, restaurants and shops.

Car Parking

The property comes with an allocated car parking space.

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 housing the washer dryer, meters and Ventaxia air circulation unit. 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, bedroom and shower room.

Lounge

A spacious lounge with ample room for dining has the benefit of French doors leading onto a private patio area. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets and feature electric fire in attractive fire surround. Partially glazed door leads onto a separate kitchen.

Kitchen

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

Bedroom

Generous bedroom with window overlooking communal grounds. Door leads onto a walk in wardrobe housing hanging rails and shelving. Ceiling lights, TV and telephone point, fitted carpets, raised electric power sockets and wall mounted electric heater.

Bathroom

Tiled and fitted with suite comprising walk-in double shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above, wall mounted heater and emergency pull cord for assistance.

Leasehold

999 years from 2018

Ground rent £425 per annum

Managed by McCarthy and Stone Management Services

Service Charge

- Cleaning of communal windows and external apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Tunstall 24-hour emergency call system
- Upkeep and maintenance of gardens and grounds
- Intruder-alarm system
- Camera door-entry system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- House manager and staff costs

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.







Ground Floor

Total floor area 51.0 sq. m. (549 sq. ft.) approx

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		89	89
(81-91) B			
(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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