



## Stillington Road, Easingwold Guide Price £285,000

A rare and exciting opportunity to buy a surprisingly spacious 2 double bedroom 2nd floor retirement apartment with its own balcony within McCarthy & Stone's luxuriously appointed Stillington Oaks which was purpose built in 2016, exclusively for the over 60's buyer seeking active independent living without compromising on quality and style.

\*\*\* NO ONWARD CHAIN \*\*\*



## Property Overview

McCarthy & Stone's luxuriously appointed Stillington Oaks was purpose built in 2016, exclusively for the over 60's buyer seeking independent living without compromising on quality and style. The beautifully presented communal areas within Stillington Oaks include a lift and stairs to all floors, fabulous homeowners lounge, guest suite, delightful landscaped gardens, visitor parking and an option for an allocated apartment owner's parking space at an annual cost to be confirmed. Stillington Oaks also benefits from an onsite McCarthy & Stone House Manager and each apartment features a 24/7 Careline alarm service.



## Inside

A spacious reception hall welcomes you to this fabulous apartment and the generous open plan living area features a kitchen with integrated appliances and double glazed double doors leading out onto a private south facing balcony. Also off the reception hall, is a spacious walk-in store/utility room with appliance space.



The principal bedroom features a walk-in wardrobe and stylish en-suite bathroom and the second double bedroom is served by a separate shower room.

Other internal features of note include underfloor heating, double glazing and entry phone access.

## Services

We have been informed by the Vendor that all mains services are connected to the property with the exception of gas.

## Energy Efficiency

This property's current energy rating is C (79).

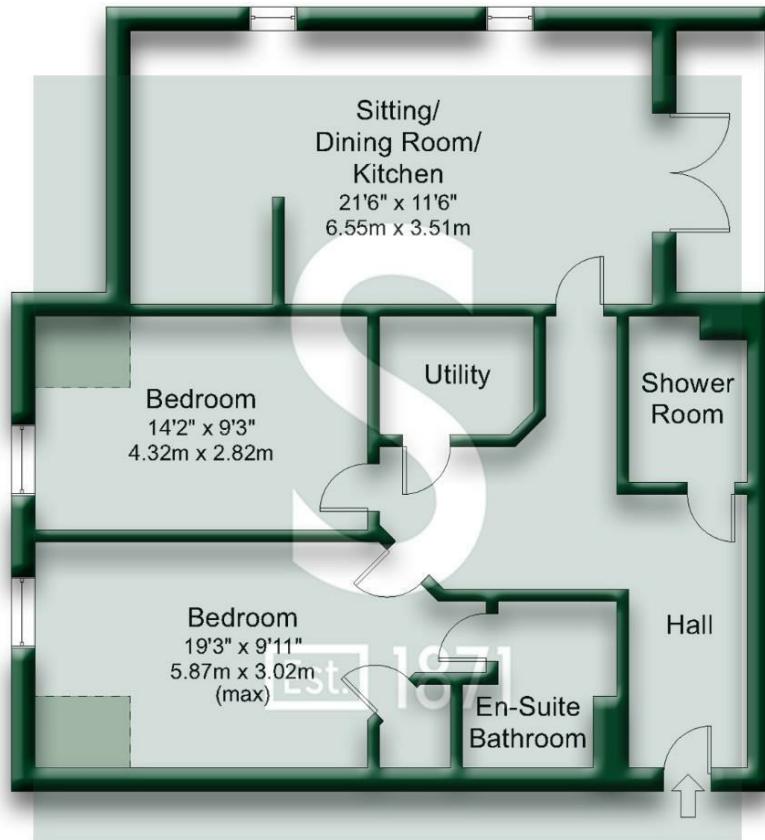
## Council Tax & Postcode

The property sits within North Yorkshire Council and the property is in tax band of D. The property's postcode is Y061 1GP.

## Tenure

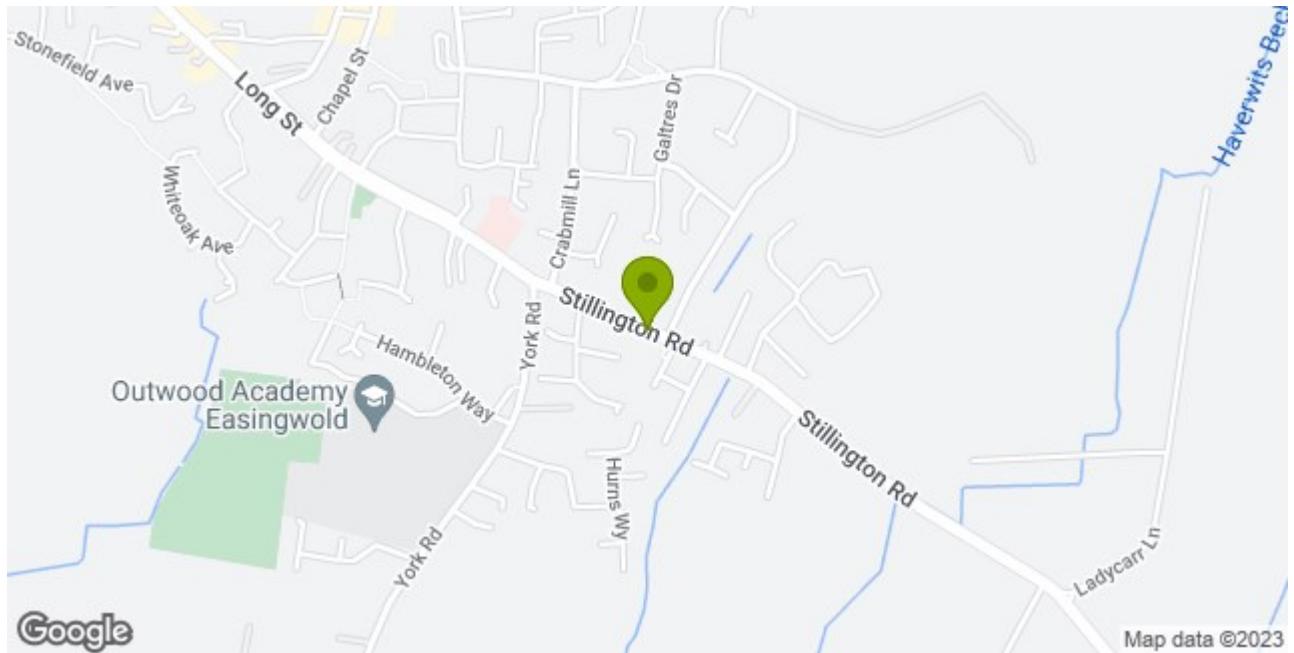
Please note that the apartment is offered on Leasehold basis and is subject to an annual Service Charge which is currently £3,311.90 annually and includes water rates, buildings insurance and the maintenance of all communal areas plus a yearly Ground Rent of £495.00.





Gross internal floor area excluding Eaves (approx.): 75.2 sq m (810 sq ft)

Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.  
Not to Scale. Copyright © Apex Plans.



## Stephensons

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## Partners

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