



## 24 Rybeck Court | Pickering, YO18 7FA

Rybeck Court was built by McCarthy Stone purpose built for retirement living. The development consists of 41 one and two bedroom retirement apartments for the over 60's. 24, Rybeck Court is a first floor two bedroom apartment enjoying all the benefits of

living within a McCarthy Stone development. Rybeck Court is situated to the East of Pickering town centre but is within easy reach of all local amenities and recreational facilities which the market town of Pickering offers.



**Offers In The Region Of £155,000**

**BoultonCooper**

**BC**  
Est. 1804



# 24 Rybeck Court | Pickering



## Entrance Hall

Front door with spy hole leads to the large entrance hall, door to walk-in storage cupboard/airing cupboard and further doors lead to the bedrooms, living room and shower room.

## LOUNGE

23'0" x 12'0" (7.01m x 3.66m)

Open to the kitchen, the living room offers ample space for dining and has an electric feature fire with stone effect surround which creates an attractive focal point to the room. There are television and telephone points, two ceiling lights, fitted carpets, raised electric power sockets and two windows which overlook Eastgate.

## OPEN PLAN KITCHEN

The kitchen is open plan to the living room and is fully fitted with wood effect wall and base level units with a roll top work surface over, stainless steel sink and drainer unit with mono

block lever tap, tiled splash backs and tiled flooring. Appliances include a built-in oven, ceramic hob with extractor hood over and integrated fridge and freezer.

## BEDROOM ONE

15'5" x 8'11" (4.70m x 2.72m)

Overlooking Eastgate and benefiting from a walk-in wardrobe with shelving and hanging rails. Ceiling lights, television and telephone points and raised power points.

## EN SUITE SHOWER ROOM

Fully tiled and fitted with a level access shower with glass shower screen, adjustable showerhead and handrail; w.c. vanity with wash hand basin and mirror with shaving light over. Electric heated towel rail, wall mounted electric fan heater and emergency pull-cord.

## BEDROOM TWO

11'6" x 8'10" (3.51m x 2.69m)

Overlooking Eastgate, television and





telephone points; raised power points.

## SHOWER ROOM

Fully tiled and fitted with a shower cubicle with glass shower screen. adjustable showerhead and handrail; w.c., pedestal wash hand basin and mirror with shaving light above, electric heated towel rail, wall mounted electric fan heater and emergency pull cord.

## LEASEHOLD INFORMATION

Lease length: 125 years from 2015.

Ground rent: £ 495 per annum.

Managed by McCarthy Stone Management Services.

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

## NOTE:

Cleaning of communal windows.

Water rates for communal areas and apartments.

Electricity, heating, lighting and power to

communal area.

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 council tax, electricity or tv, but does include house manager, your water rates, the 24 hour emergency system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.



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## VIEWING

By appointment with the Agents, Pickering Office. Tel: 01751 47273

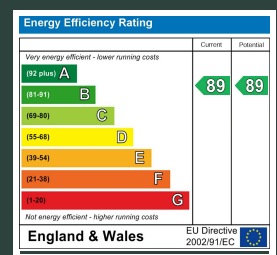
## COUNCIL TAX BAND

C

## ENERGY PERFORMANCE RATING

B

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