



## 26 Ryebeck Court | Pickering YO18 7FA

A spacious first floor apartment offering accommodation comprising reception hallway, good sized sittingroom, fitted kitchen, master bedroom with walk-in wardrobe and wetroom and second bedroom/dining room and shower room.

Ryebeck Court was built by McCarthy Stone purposed built for retirement living. The development consists of forty one, one and two

bedroom retirement apartments for the over sixties. There is a house manager on site and 24 hour emergency call system provided by personal pendant alarm and call points in the bathrooms.

The apartment features within the complex are; homeowners lounge and landscaped gardens and lifts to all floors. There is a guest suite for visitors who wish to stay, car parking permit scheme applies.



**Price Guide £210,000**

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Est. 1804



### **Entrance door leads to:**

#### **Reception Hallway**

With spacious walk in cupboard housing shelving and hot water cylinder.

Wall mounted electric heater, door to shower room, sitting room and both bedrooms.

#### **Sitting Room**

With two wall mounted electric heater, feature fireplace and electric fire., double glazed window to the front elevation,

#### **Kitchen**

Comprising stainless steel single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, built in oven, four ring electric hob with extractor

canopy over, built in fridge freezer, double glazed window to the front elevation with tiled window sill.

#### **Bedroom**

With wall mounted electric heater, double glazed window to the front elevation.

#### **Shower Room**

With shower u=cubicle and shower unit, pedestal wash hand basin and low flush w.c, wall tiling and floors.

#### **Bedroom**

With wall mounted electric heater, double glazed window to the front elevation, walk in wardrobe with hanging space and shelving, door to:

#### **Wet Room**

Being fully tiled to floor and walls,



shower cubicle with shower unit, wash hand basin with cupboards below, low flush w.c., strip light with shaver point, chrome heated towel rail and dimplex extractor fan.

### Services

Mains water, electricity, drainage are connected.

### Leasehold

125 year lease commencing on 1st January 2015.

### Service Charge

The service charge proposed for 2023 is £ 174.01 for a one bedroom flat and £ 261.02 for a two bedroom flat per month.

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.

### Ground Rent

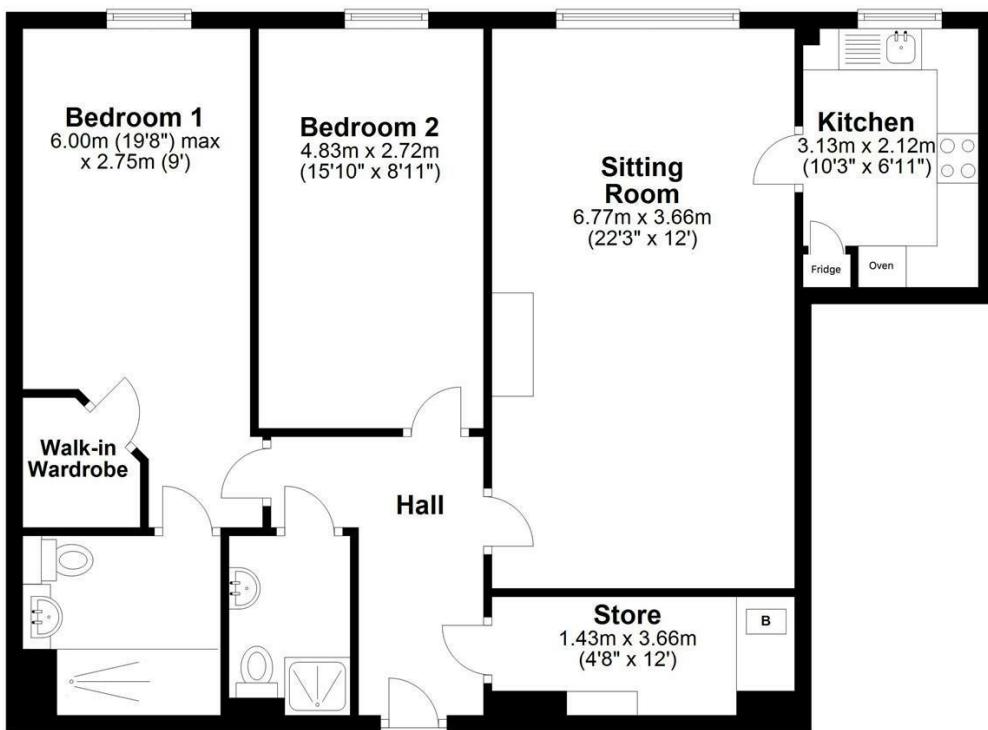
The current ground rent is £ 495 per annum.



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## Ground Floor

Approx. 84.4 sq. metres (908.6 sq. feet)



Total area: approx. 84.4 sq. metres (908.6 sq. feet)

**26 Ryebeck Court, Pickering**

### VIEWING

Strictly By Appointment With The Agents

### COUNCIL TAX BAND

C

### ENERGY PERFORMANCE RATING

B

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	89	89
(81-80)	B		
(79-78)	C		
(76-75)	D		
(74-73)	E		
(72-71)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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