



## 9 Rybeck Court | Pickering, YO18 7FA

A spacious ground floor apartment offering accommodation comprising reception hallway, good sized open sitting room and fitted kitchen, master bedroom, wetroom and second bedroom/dining room and shower room.

Rybeck 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.



**Guide Price £125,000**



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## Accommodation Comprises

**Entrance Door**  
leads to

**Reception Hallway**  
With wall mounted electric heater, built in cupboard with shelving.

**Open Plan Kitchen/Living Area**  
8'4" x 8'2" and 16'3" x 11'11" (2.54m x 2.49m and 4.95m x 3.63m)

Kitchen housing a range of units comprising stainless steel single drainer sink unit with mixer tap over, rolled edge work surfaces, further wall and base units incorporating drawer compartments, built in oven, separate four ring hob with extractor canopy over, tiled splash backs, built in fridge freezer, tiled flooring.

Living Area with feature fireplace having marble effect back and hearth and mantle, electric fire, double glazed picture window to the front elevation, wall mounted electric heater.

## Master Bedroom

15'3" max 10' min x 9'1" max (4.65m max 3.05m min x 2.77m max)

Wall mounted electric heater, tiled flooring, double glazed picture window to the front elevation, walk in cupboard having space and shelving.

## Wet Room

With double shower cubicle being tiled with shower unit, fully tiled floor and walls, vanity unit with inset wash hand basin and cupboards below, low flush w.c., chrome heater towel rail, extractor fan.

## Bedroom Two

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

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

## Shower Room

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



### 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

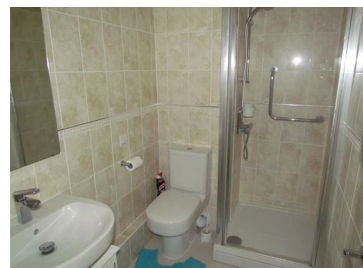
house manager, your water rates, the 24 hour emergency system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

### Leasehold

125 year lease commencing on 1st January 2015.

### Ground Rent

The current ground rent is £ 495 per annum.



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## VIEWING

Strictly By Appointment with the agents.

## COUNCIL TAX BAND

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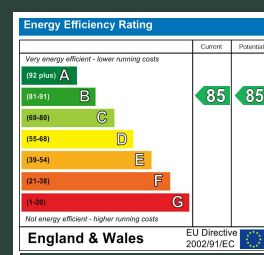
## ENERGY PERFORMANCE RATING

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**BC**  
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