

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



34 RYEBECK COURT, PICKERING, NORTH YORKSHIRE, YO18 7FA

**A tidy second floor retirement apartment
enjoying Southerly roof top views and only a short stroll to the town's amenities**

Entrance Hall

Shower Room

Communal Lounge

Living Room

Electric Heating

Laundry Room

Kitchen

uPVC Double Glazing

Car Permit Scheme

Bedroom

24hr Emergency Call System

EPC Rating B

PRICE GUIDE: £140,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Pickering is a thriving market town found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent road links to the East Coast, City of York and neighbouring market towns of Helmsley and Kirkbymoorside. The Coastliner bus service runs frequent buses through Pickering linking with Malton and its train station that provides a direct line to York and its Intercity London to Edinburgh service. Pickering has a good range of shops, 2 supermarkets, a Monday street market, doctors surgery, dentists and library.

Ryebeck Court was built by McCarthy & Stone specifically to cater for the needs of retirement living. The development consists of 41, one and two bedroom retirement apartments for the over 60s.

There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarms and with call points in the bathrooms and hallway. The development includes a Homeowners' lounge, communal landscaped gardens and its own laundry room. There is a guest suite for visitors who wish to stay (additional charges apply) and a car parking permit scheme applies on the development.

No.34 is a one bedroom, second floor apartment located on the Southern side of the building but with an additional westerly dual aspect. Its sitting room has roof top views and the apartment has a double bedroom with a walk-in closet and a tiled wet room adjoining it. The sizeable living room has space enough for sitting and dining areas as well as a separate fitted kitchen.

General Information

Services: Water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Electric storage heating on Economy 10.

Council Tax: We are informed by Ryedale District Council that the property falls in band B.

Management Charge: A monthly management charge of £201.76 per calendar month is currently payable for the year 2023 - 2024 this covers the following:-

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

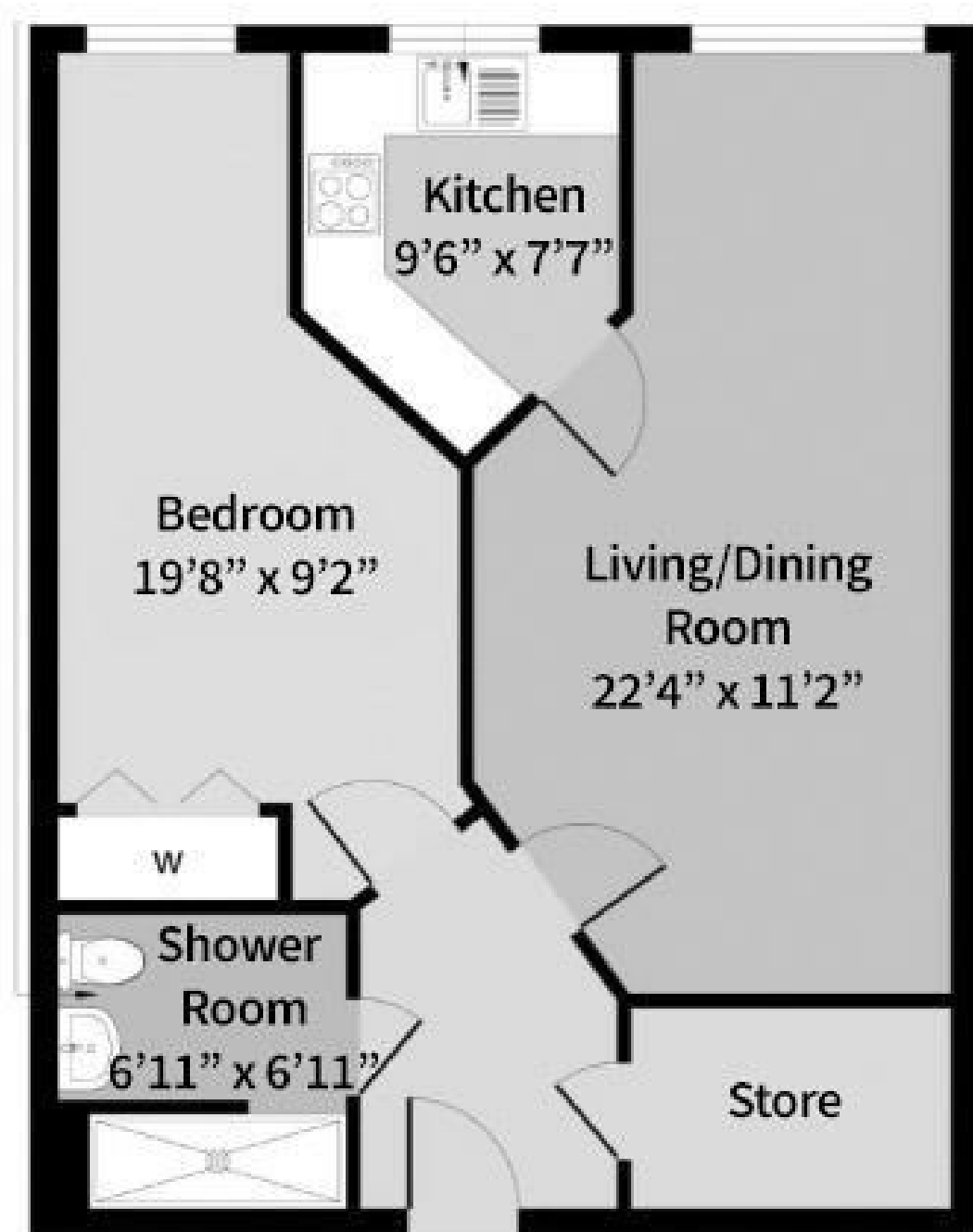
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Tenure: We are advised by the Vendors that the property is Leasehold held on 125 year Lease which commenced in 2015. Vacant possession will be given upon completion. Note: Ground rent: £425 per annum. Managed by McCarthy Stone Management Services. It is a condition of purchase that all residents must meet the age requirements of 60 years.

Viewing Arrangements: Strictly by prior appointment through the Agents. Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800



Accommodation



Approximate Floor Area 568 sq.ft (53 sq.m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD