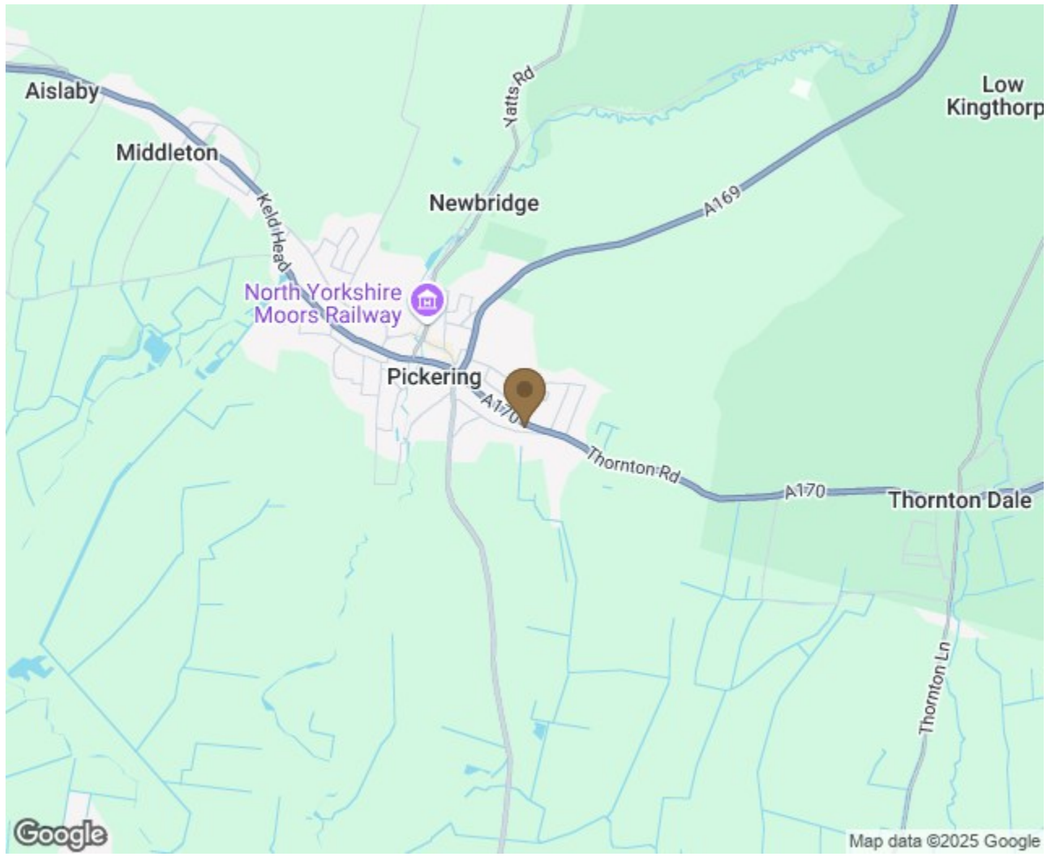
WILLOWGREEN

ESTATE AGENTS



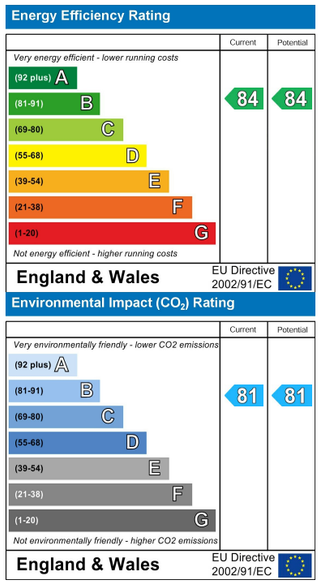
1, Ryebeck Court, Pickering, YO18 7FA
Guide price £210,000

Spacious two bedroom ground Floor apartment on Ryebeck Court. Built by McCarthy & Stone purpose built for 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 alarm and with call points in the bathroom, en-suite and hall.

You can make the best of all that is available in this traditional market town that is Pickering. As well as being close to a good range of amenities including a supermarket, a post office and a pharmacy, it also offers easy access to public transport to the coastal towns of Whitby and Scarborough and the City of York.

Your Ryebeck Court apartment includes a spacious bedrooms and living area, along with a fully kitted kitchen and bathroom. Walk-in wardrobes, homeowners also benefit from a social lounge, where you can relax and catch up with friends, as well as a guest suite that's perfect for visitors. Outside, you'll discover beautifully maintained gardens along with car parking facilities.

EPC RATING B



Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

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ENTRANCE HALL
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

BATHROOM
6'6" x 7'1" (1.99 x 2.18)

LOUNGE/DINER
10'9" x 18'3" (3.29 x 5.57)
Spacious lounge benefiting from French Doors onto pation area and communal gardens. There is a feature electric fire with surround which acts as an attractive focal point and there is ample space for dining. TV and telephone points, ceiling lights with dimmer switch, fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN
7'4" x 8'10" (2.24 x 2.70)
Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC window above. Eye level oven, ceramic hob, cooker hood, integral fridge and freezer.

BEDROOM ONE
9'5" x 17'0" (2.89 x 5.20)
Generously sized bedroom benefiting from a built in wardrobe with mirror fronting, ceiling lights, TV and phone point, window to rear aspect.

EN-SUITE
4'5" x 6'11" (1.36 x 2.11)
Fully tiled, extractor fan, walk in shower, wash hand basin with pedestal, low flush wc

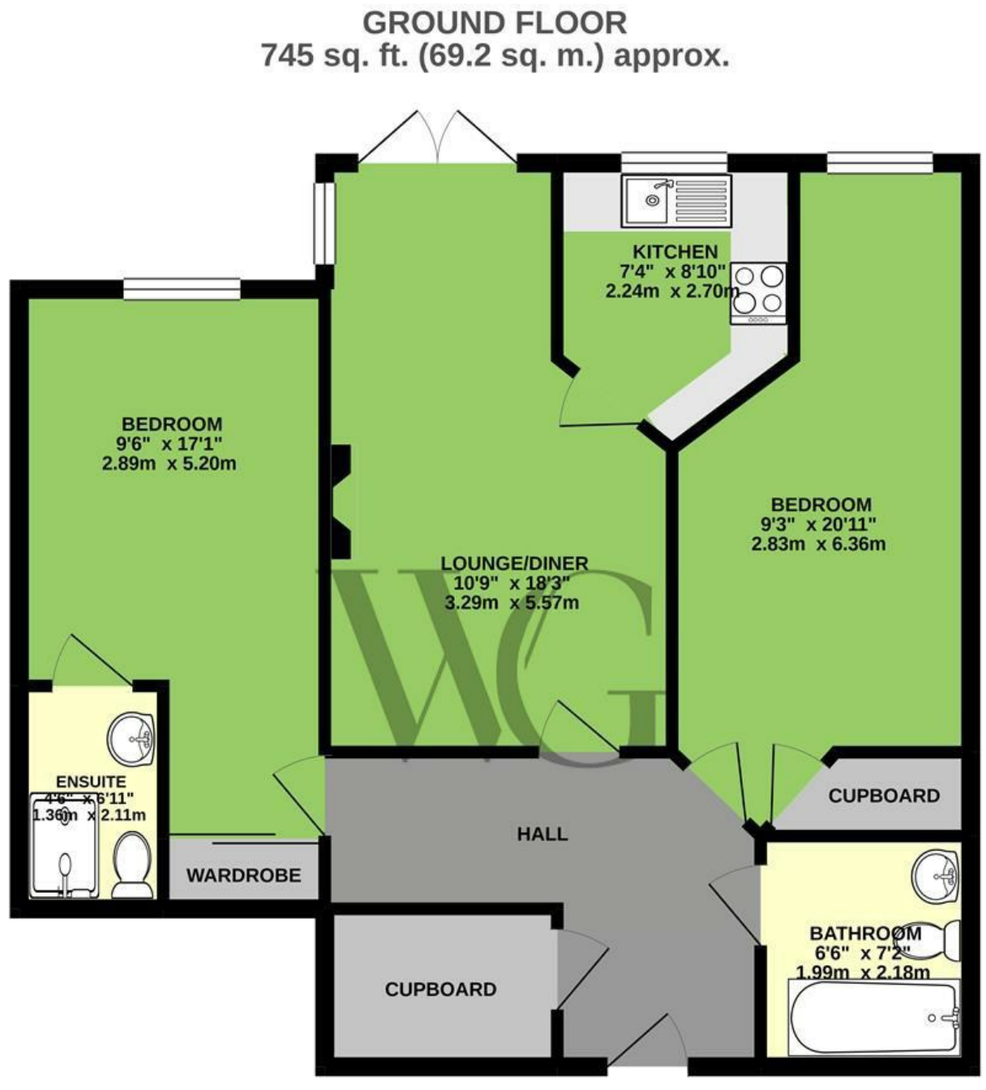
BEDROOM TWO
9'3" x 20'10" (2.83 x 6.36)
Doors to rear aspect, radiator, power points and TV point.

COUNCIL TAX BAND C

SERVICES
Service Charge £302.64 per month.
• 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. Find out more about service charges please contact your Property Consultant or House Manager.
Car Parking Space £250.00 per year
Ground Rent £247.50 per six months

ADDITIONAL INFORMATION
Communal Area
No Building Insurance
Window Cleaning
Camera door entry system
Landscape garden
Mobility scooter store
Laundry room
House Manager on-site
24 hour Careline

LEASEHOLD
125 years from 2015



TOTAL FLOOR AREA : 745 sq. ft. (69.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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