



HUNTERS[®]
HERE TO GET *you* THERE



Filey Road, Scarborough

By Auction £70,000



BY MODERN METHOD OF AUCTION

Sycamore Court is an exclusive thoughtfully designed development of 54 one and two-bedroom retirement apartments, reserved for those aged 70 and over. Nestled in a prime location with stunning views of Scarborough Castle and the surrounding sea, it offers one of the most picturesque settings in the area.

Residents enjoy peace of mind thanks to a robust security system, including friendly on-site staff available 24 hours a day, 365 days a year. Along with one hour of domestic assistance included each week, there is an on-site bistro serving freshly prepared meals and snacks. Lift access throughout the building ensures all areas are easily accessible.

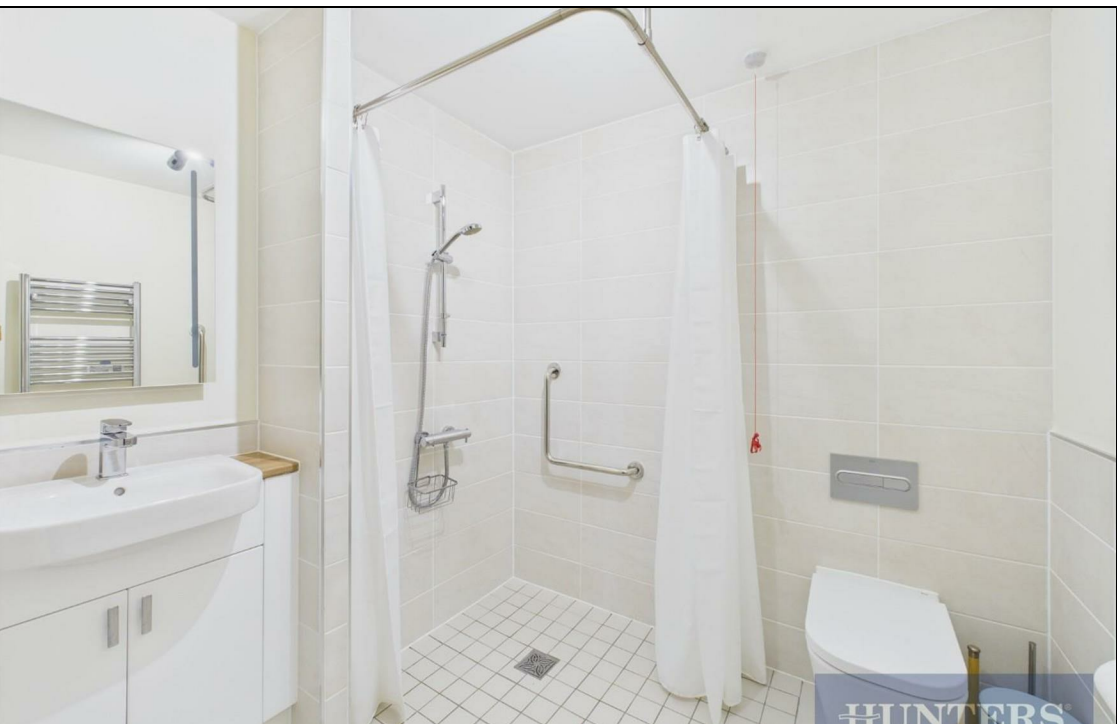
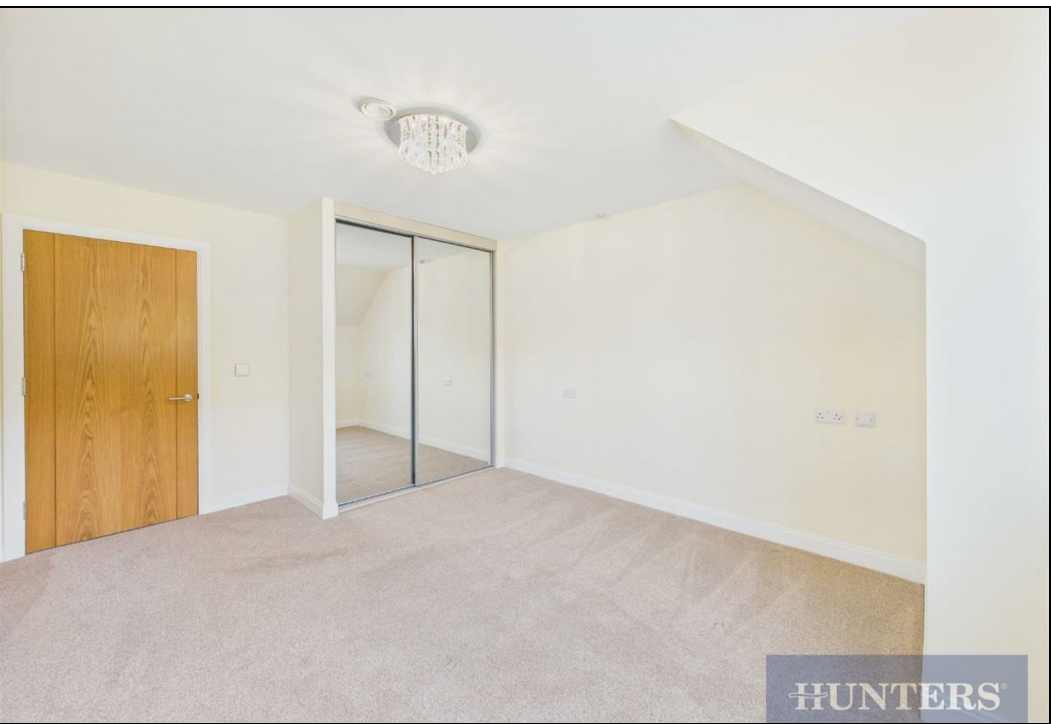
Community spaces are designed for comfort and connection. A welcoming social lounge provides the perfect spot to relax and catch up with friends, while the sunroom with balcony offers a light-filled retreat. For visiting friends or family, a well-appointed guest suite is available.

The apartment is generously proportioned, combining comfort with practicality. The fully fitted kitchen features an integrated fridge/freezer, ceramic hob with oven, and a stainless steel sink. The spacious living area is bright and airy—ideal for quiet relaxation. The bedroom includes a walk-in wardrobe and is carpeted throughout for added warmth and comfort. The level-access shower room is fully tiled and designed with safety in mind, including easy-grip handrails and non-slip flooring.

KEY FEATURES

- Exclusive For Over 70's
- Communal Garden
- One Bedroom Apartment
- Private Balcony







643 ft²59.7 m² 2 ft^2 0.2 m²

Reduced headroom

..... Below 5 ft/1.5 m

Calculations are based on RICS IPMS 3C standard.

A map of Scarborough, Ontario, showing the location of the Scarborough Community Centre. A red pin marks the center on Filley Rd, between Weaponness Park and Sea Cliff Rd. Other landmarks include Italian Gardens, Shuttleworth Gardens, Scarborough College, and Scarborough TEC.

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			



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