



## Sycamore Court

26 Filey Road, Scarborough, YO11 2DZ

£219,999



Available exclusively for those over 70, this is a development of 54 one and two bedroom retirement apartments with views towards Scarborough Castle and the surrounding sea, making it one of the most beautiful spots in the area.

The development features excellent security systems including 24 hour, 365 days a year onsite staffing, an onsite bistro providing freshly prepared meals and snacks and 1 hour of domestic assistance each week. Furthermore, there's lift access throughout, so it's easy for residents to get around. Homeowners 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 and plenty of greenery, along with car parking facilities.

The apartments are spacious and comfortable, offering a cosy atmosphere that will make you feel at home right away. Fully fitted kitchens include an integrated fridge/freezer, an oven with ceramic hob and a stainless steel sink. Through to the living room, you'll find a large, airy space that's ideal for relaxing and enjoying the peace and quiet. In the bedroom, you'll discover a walk-in wardrobe and carpet throughout, while the level access shower room is conveniently tiled and includes various safety features, such as easy grip rails and non-slip flooring.

Please contact Hunters Scarborough on 01723 336760



## ENTRANCE HALL ENTRANCE HALL

### LOUNGE

UPVC double glazed window to the front aspect, UPVC double glazed french doors leading to the balcony, electric panel heaters, feature fireplace and power points.

### KITCHEN

Velux window, tiled floor, tiled splash back, radiator, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated fridge/freezer, electric oven and hob, extractor hood and power points.

### BEDROOM 1

UPVC double glazed window to the front aspect, electric panel heaters, fitted wardrobes and power points.

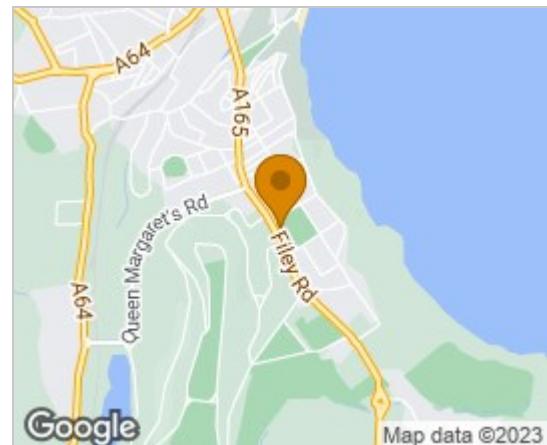
### LEVEL ACCESS SHOWER ROOM

Part tiled walls, radiator, three piece suite including shower attachment, low flush WC and wash hand basin with vanity unit.

### AGENTS NOTES

Maintenance agreement in place for approx £1730 per year.

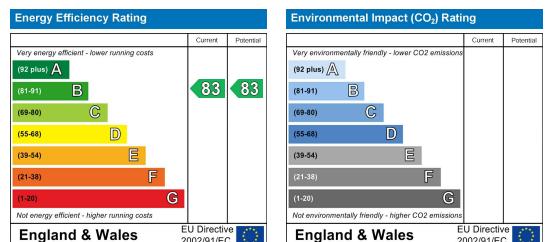
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.