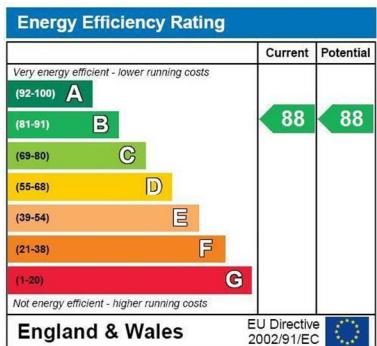




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### Thinking of Selling?

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.

A beautifully presented retirement apartment within the prestigious McCarthy & Stone development on the ever sought after North side of Scarborough. Completed in 2013, this stylish complex caters to the over 60s and benefits from having lift to all floors and beautifully kept communal spaces including a residents lounge, coffee room, guest room, laundry room and mobility storage space. With a 24 hour emergency call system and a building manager on site, this development comprised of 36 apartments stands in an enviable position overlooking North Marine Road on one side, and Queens Parade on the other. Also being closely situated to many amenities including Scarborough's cricket ground, the North bay beach and Peasholm park this property is not one to miss out on!

Situated on the third floor, the apartment comprises entrance hall with a walk-in storage cupboard, opening into the lounge which features an electric fire with stone effect surround, and glazed door opening to the Juliet balcony, kitchen fitted with a range of integrated appliances including oven, hob and fridge/freezer, a spacious double bedroom and a stylish wet room.

Viewing is strongly recommended in order to appreciate the spacious and light accommodation within the apartment, as well as the many attractive qualities within the development as a whole.

#### ENTRANCE HALL

Front entrance door opens into a spacious hallway with security door entry system, 24-hour emergency response pull cord system, a walk-in storage cupboard/airing cupboard and inner doors lead to the lounge, bedroom and wet room.

#### LOUNGE/DINER

11'5" x 17'11"

With a feature electric fire with stone effect surround, TV point, satellite points, telephone point, power points and a glazed door opening to a Juliet balcony.

#### KITCHEN

7'7" x 7'8"

With tiled flooring, spot lighting, double glazed window, power points, fitted with a range of wall and base units in cream gloss with under lighting, marble effect worktop with inset stainless steel sink and drainer unit, plumbing for a washing machine, and integrated appliances to include electric oven at eye level, induction hob with extractor hood, and fridge/freezer.

#### BEDROOM

11'7" x 12'7"

With two full length double glazed windows built in wardrobes with mirrored sliding door, TV point, telephone point and power points.

#### WET ROOM

6'0" x 7'6"

Fully tiled with tiled flooring, heated towel rail, extractor fan, emergency pull-cord, walk in shower area with glass screen and hand rail, low flush WC and hand wash basin with vanity unit and wall mirror over.

#### ADDITIONAL DETAILS

Lease length: 125 years from 2013

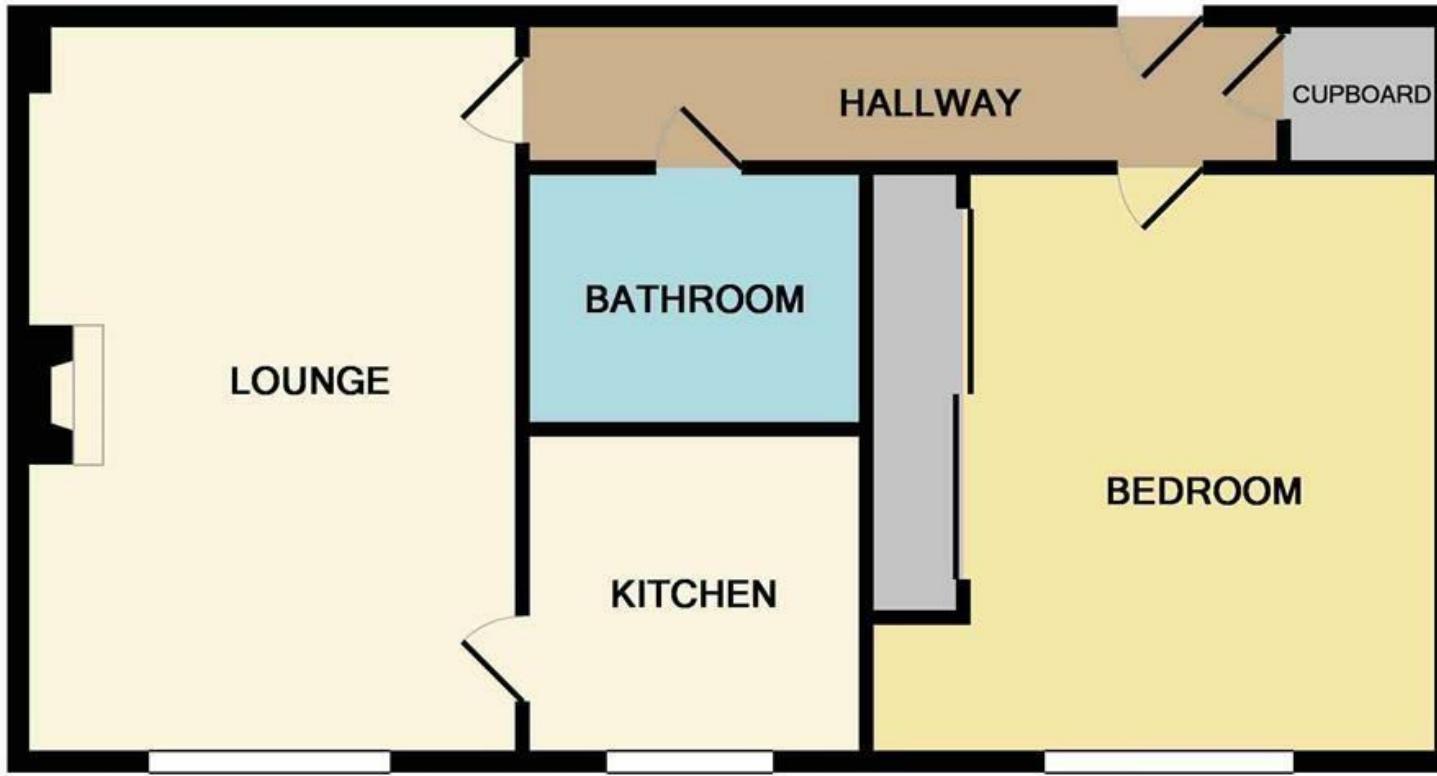
Ground rent: £425 per annum

Service of house manager on site Mon-Frid (9:00am-3:00pm)

Laundry Room & Communal Lounge

Managed by: McCarthy and Stone Management Services

Service Charge includes buildings insurance, cleaning of communal windows, water rates for communal areas and apartments, electricity, heating, lighting and power to communal areas, 24-hour ...



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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