



HUNTERS[®]
HERE TO GET *you* THERE



Filey Road, Scarborough

£149,950



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.

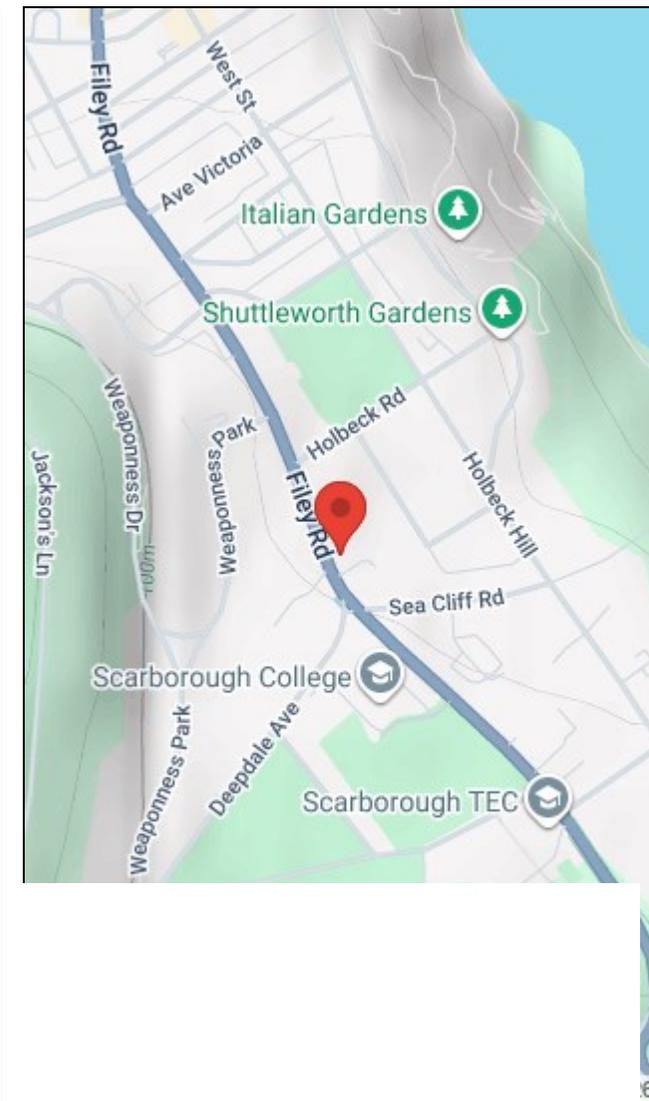
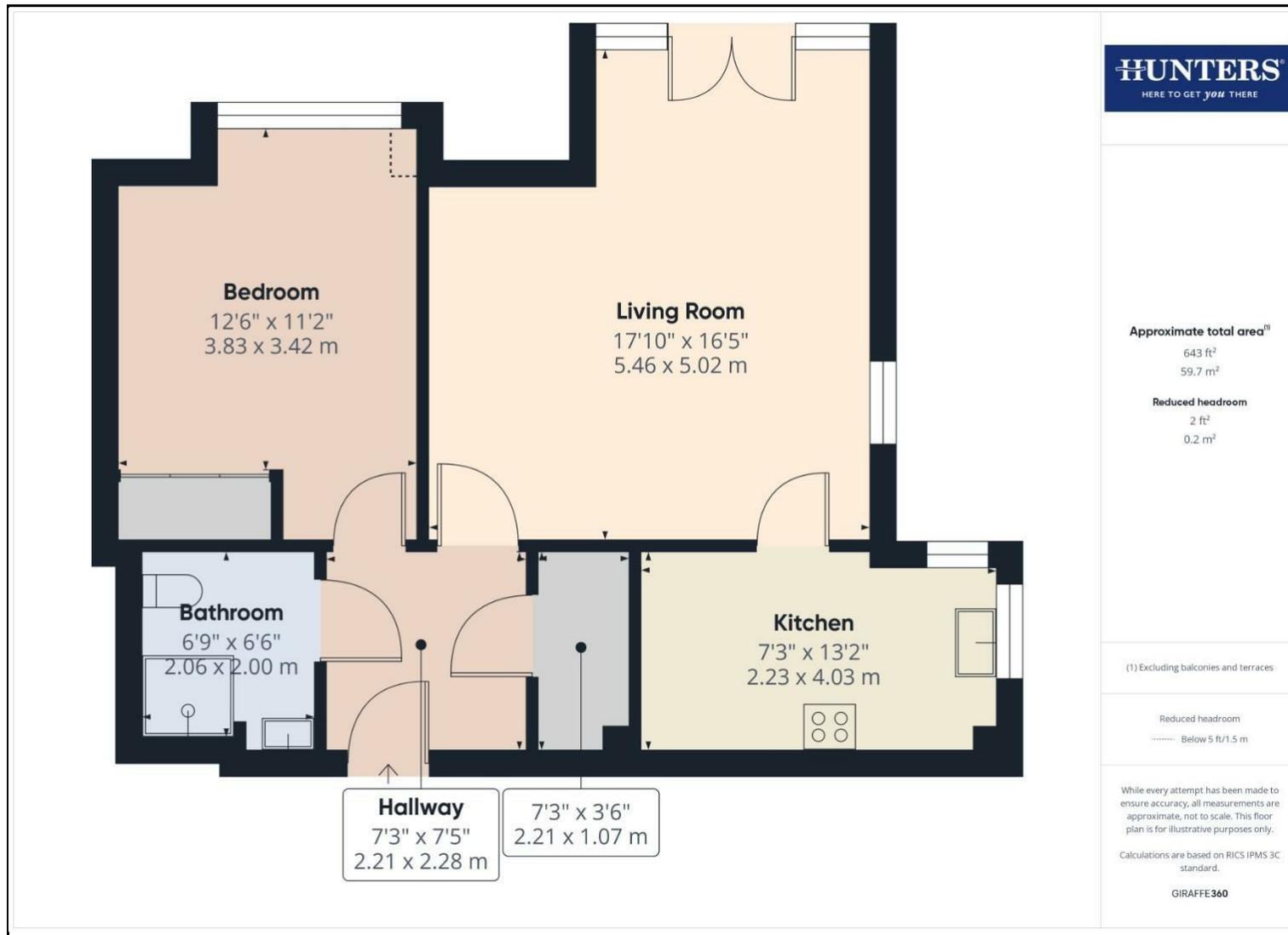
KEY FEATURES

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









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		
	80	80
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		
EU Directive 2002/91/EC		

33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)
scarborough@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 212 2999 13 with the written consent of Hunters Franchising Limited