



MARK STEPHENSONS
ESTATE & LETTING AGENTS



- Nearly new first floor apartment
- South facing aspect
- Open plan lounge/dining/kitchen
- Bedroom with walk in wardrobe

29 Ryebek Court, PICKERING, North Yorkshire, YO18 7FA

Guide Price £139,000

Extremely well appointed nearly new apartment on the first floor of this highly regarded development on the eastern outskirts of the town only recently completed by McCarthy and Stone. Secure main entrance, entrance hallway, lovely open plan lounge/dining/kitchen with south facing window, bedroom and well fitted wet room. Pleasant gardens, communal facilities, parking space currently available, no onward chain involved. SUITABLE FOR RETIRED 60+ AGE GROUP.



LOCATION/DIRECTIONS

Pickering has an excellent range of amenities and a weekly market and is located on the gateway to the fabulous North Yorkshire Moors National Park. Best found by leaving the town from the Forest & Vale roundabout onto the Malton Road taking the first left onto Outgang Road where Ryebeck Court can be found on your left.

SERVICES

Mains water, sewerage and electricity are connected to this property.

COUNCIL TAX

Band B £1,412.25

FIRST FLOOR

HALL

Intercom system, built-in cupboard.

WET ROOM

7' 6" x 5' 6" (2.3m x 1.7m) Fully tiled, two piece white suite, walk-in shower cubicle.

OPEN PLAN LIVING/DINING/KITCHEN

24' 8" x 11' 2" (7.5m x 3.0m) Built in dish washer, oven, hob, fridge and freezer, south facing window, electric heater, freestanding electric fire/surround.

BEDROOM

11' 4" x 9' 7" (3.5m x 2.9m) South facing window, electric heater, large walk-in size wardrobe/cupboard.

OUTSIDE

Rear south facing landscaped communal gardens with seating. Further seating at the front. Resident and visitor parking available.



ON-SITE FACILITIES

House manager, 24 hour emergency call system, resident lounge with kitchen, laundry, guest suite available for an extra charge and a mobility scooter and charge room

GENERAL INFORMATION

Maintenance Charge: £144.02 per calendar month. This includes water, buildings insurance, garden maintenance, window cleaning ect.

Ground Rent: £41.16 per calendar month.

These charges are payable every 6 months in April and October)

197 year lease.



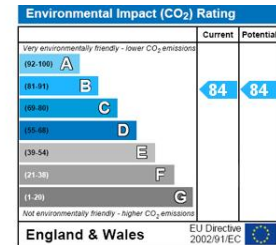
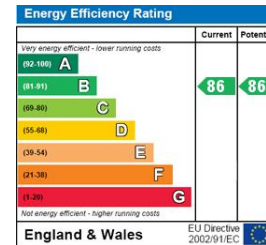
29 RYEBECK COURT, PICKERING

Approx. gross internal floor area
515 Sq. Ft / 48 Sq. M.



FLOORPLAN

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale



Malton Office
13a Yorkersgate
Malton North Yorkshire
YO17 7AA

www.markstephensons.co.uk
malton@markstephensons.co.uk
01653 692500

Pickering Office
20 Birdgate
Pickering North Yorkshire
YO18 7AL

www.markstephensons.co.uk
pickering@markstephensons.co.uk
01751 476900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.