

## BECKSIDE GARDENS, GUISBOROUGH, TS14 6DY



- ▲ Designed Exclusively for Individuals Aged 60 Years Plus
- ▲ A McCarthy & Stone Built Two-Bedroom First Floor Apartment Offering Secure Living
- ▲ Within Walking Distance of Guisborough's Cosmopolitan High Street
- ▲ This Very Desirable Location Sits on The Doorstep of a Wide Variety of Shopping
- ▲ Facilities Including Supermarkets, Cafes, Bars & Restaurants
- ▲ This Property Is Available for A Straightforward, Chain-Free Sale
- ▲ Please Don't Hesitate to Contact Us to Schedule Your Viewing Appointment

**£165,000**

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This property is available for a straightforward, chain-free sale. Please don't hesitate to contact us to schedule your viewing appointment.

Beckside Gardens was purpose built by McCarthy & Stone for retirement living. The development consists of 40 one and two-bedroom retirement apartments for the over 60s. For peace of mind, there is a House Manager on site and a 24-hour emergency call system provided via personal pendant alarm and with call points in the bathroom and hallway. There is also a ventilation system throughout the development which draws fresh air in from the outside. The development also includes a Homeowners' lounge, roof terrace and landscaped gardens with large patio area, all perfect for socialising with friends, family, and neighbours. There is a mobility scooter store with charging points and a lift to all floors. In addition, there is the benefit of a guest suite, available for visitors to book wishing to stay (additional charges apply).

#### LOCAL AREA

Beckside Gardens is located just 300 yards from Guisborough town centre. This historic market town is situated within the unitary authority of Redcar and Cleveland and set in the beautiful county of North Yorkshire. It enjoys a relaxed pace of life and benefits from some of the region's most stunning scenery, bounded by the North York Moors National Park and overlooking the Tees Valley and Eston Hills. Guisborough's Westgate with its charm and character, is a mixture of well-known and independent specialist shops. Other popular shopping areas include Church Street and Chaloner Street with their many hidden treasures and Guisborough market held twice a week throughout the year, has long been a focal point of the surrounding area. The town is also host to a number of major supermarket chains. Regular bus services operate from Guisborough providing connections to Whitby, Saltburn-on-Sea, Scarborough, and Middlesbrough, along with several villages and towns in the area.

**TO VIEW:** Tel: 01287 552280  
10 Chaloner Street, Guisborough, TS14 6QD

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## **ACCOMMODATION**

### **ENTRANCE HALL**

Front door with spy hole leads to the large entrance hall, there are illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency response pull cord system. From the hallway there is a door to a utility room and doors lead to the bedrooms, living room and shower room.

### **UTILITY**

Housing the washing machine and water heater and additional storage.

### **LIVING ROOM**

A good size living room with Juliet balcony and ample space for dining. There is an electric fire with wood surround which creates an attractive focal point to the room; a Dimplex Duo storage heater, TV and telephone points and Sky/Sky+ connection point; Two ceiling lights, fitted Carpet and raised electric power sockets. A partially glazed door leads into the separate kitchen.

### **KITCHEN**

Fully fitted kitchen with wood effect wall and base units and a granite effect roll top work surface. Stainless steel sink with mono block lever tap sits beneath a Westerly facing window. Appliances include a raised level, built-in oven, ceramic hob with extractor hood over and a fitted integrated fridge and freezer. finished with tiled splashbacks, under pelmet lighting and tiled flooring.

### **BEDROOM**

Generously sized master bedroom with a walk-in wardrobe housing shelves and hanging rails. Central ceiling light, illuminated light switch, TV and telephone point and fitted carpet.

### **STUDY/BEDROOM TWO**

A small single bedroom which could be perfect as a study or storage room. Westerly aspect, central ceiling light and fitted carpet. Due to the size of this room (9'1"x 7'3") it couldn't originally be specified as a second bedroom when sold new. Therefore, the service charge paid is the same as a one bedroom apartment, but you benefit from an extra room.

### **SHOWER ROOM**

Fully tiled and fitted with suite comprising of a walk-in shower which has been adapted to be fully accessible to all; WC, vanity unit with wash basin and illuminated mirror above. Shaver point, heated towel rail, ceiling mounted extractor fan and tiled flooring. Wall mounted fan heater for extra warmth. Ceiling light with illuminated light switch and an emergency pull-cord.

## **SERVICE CHARGE**

- House manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting, and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas.

## **BUILDINGS INSURANCE**

Cleaning to communal area.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

## **CAR PARKING PERMIT SCHEME**

Parking is by allocated space subject to availability. The fee is usually £250 per annum but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## **LEASEHOLD INFORMATION**

Lease length: 999 years from 2015

Ground rent: £425 per annum

It is a condition of purchase that residents must meet the age requirements of 60 years.

## **SERVICES**

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

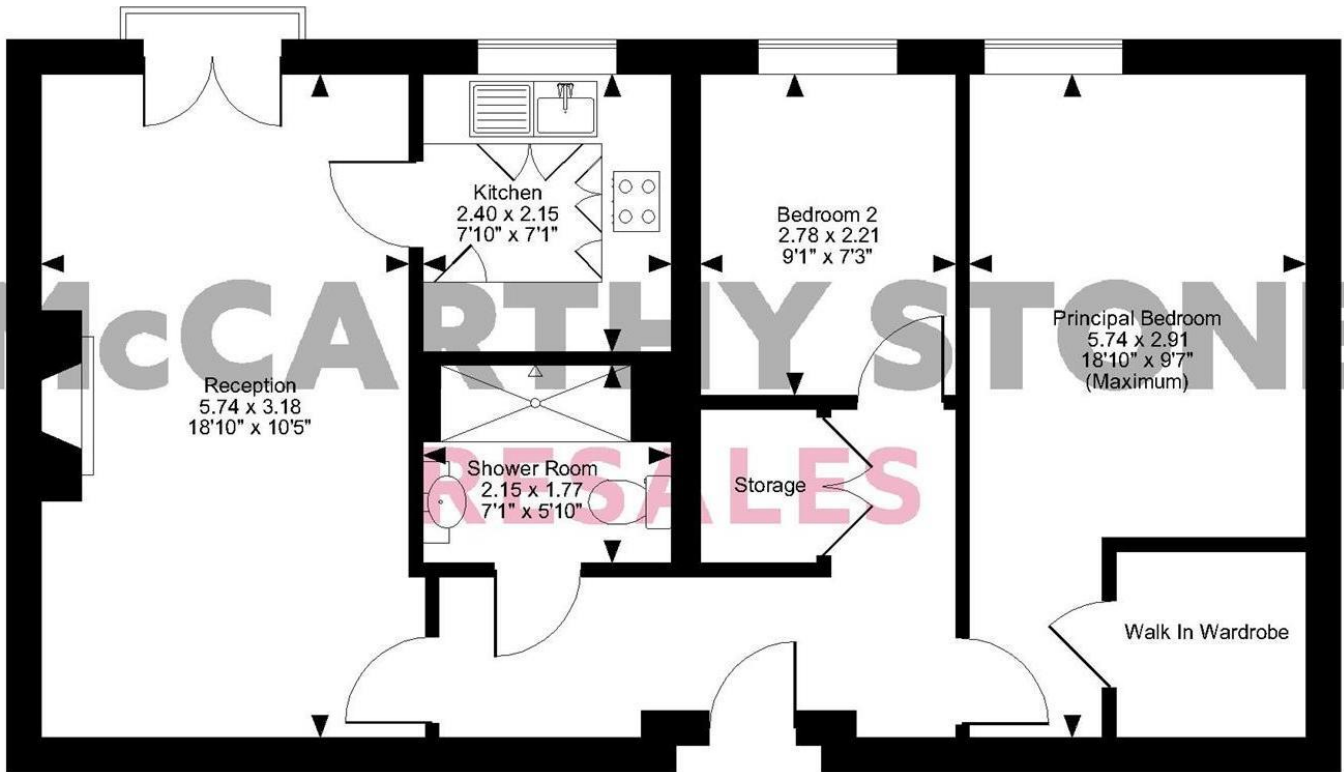
**AGENTS REF:** - DP/LS/NUN230861/26102023

**Council Tax Band:** B      **Tenure:** Leasehold

**TO VIEW:** Contact our Guisborough office on

Tel: **01287 552280**

**Beckside Gardens, Guisborough**  
**Approximate Gross Internal Area**  
**671 Sq Ft/62 Sq M**



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	80	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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