



McCarthy & Stone

The UK's leading retirement housebuilder



Sycamore Court

Scarborough

Welcome to Sycamore Court

Sycamore Court is McCarthy and Stone's new development of Retirement Living Plus apartments in Scarborough. This stunning development offers a collection of 54 one and two bedroom apartments exclusive to people aged 70 and over. It provides a rare opportunity to own a stylish home of a high quality, carefully designed to allow you to retain your independence for longer.

At Sycamore Court you can enjoy your own beautiful apartment secure in the knowledge that support is always on hand should you need it. What's more, when you feel like company, the homeowners' lounge and on-site bistro are welcoming spaces where you can socialise with friends and neighbours. Our bistro serves freshly prepared meals and snacks every day.



Scarborough Bridge

- Low maintenance apartments
- Homeowners' lounge
- On-site bistro
- Sun lounge
- 24 hour on-site management
- 24 hour emergency call system
- Flexible care & support packages
- Guest suite[#]
- Camera door entry system
- Private parking[#]
- Lift to all floors



Scarborough Spa

[#]Subject to availability. Additional charge applies.

Live life your way

Whether you want to move closer to family, are looking for support to help you remain living independently or are simply looking for a beautiful new home, Sycamore Court provides properties of genuine quality to meet your needs.

Living in a McCarthy and Stone apartment means those time consuming chores such as gardening and external maintenance, including external window cleaning and general upkeep of the communal areas are taken care of by our expert team at YourLife Management Services.

YourLife Management Services maintain our developments to the highest of standards, providing an excellent and efficient service for our homeowners day in, day out. This is why at Sycamore Court you can relax in the knowledge that more time is your time; instead of spending hours looking after your property, you can concentrate on those hobbies and activities you really enjoy.



Typical bistro



"Cosgrove Hall is a very sociable place and we really enjoy the active social life. We have regular coffee mornings and films nights and there is always someone to talk to.

However, having your own apartment means that if you prefer your own company, there is complete privacy in your own home."

Mrs Estelle Langmore,
Homeowner, Manchester

Typical sun lounge



Enjoy peace of mind

At the centre of this Retirement Living Plus development you will find the Estate Manager whose team is on site 24 hours, 365 days a year ensuring your safety and wellbeing. There is a 24 hour emergency call service should you need help at anytime.

In addition to the one hour's domestic assistance per week included in your service package, YourLife Care and Support Services provide personal care and support packages which are flexed to suit your needs. Care can be purchased in 15 minute increments.

When you feel like company, the beautifully appointed homeowners' lounge makes a welcoming space to meet with friends and neighbours. You can also simply relax in the stylish sun lounge or take in the stunning views from its furnished balcony.

Enjoy freshly prepared meals and snacks daily in the on-site Bistro. We cater for special dietary requirements and your meal can be brought to your apartment if you are feeling unwell.

When family or friends come to visit, the luxury guest suite[^] is a comfortable place for them to stay and as a McCarthy and Stone homeowner, you will be entitled to stay in the guest suite at developments throughout the UK[~]. You can use them to enjoy a city break in the major cities including Edinburgh, London and York or spend time in the country or by the coast.

We also understand how important a pet can be in your life so you are welcome to bring a well behaved pet to live with you in your apartment.*

*Please speak to the Sales Executive for more information about our pet policy.

[~]Guest suites available at developments managed by McCarthy and Stone Management Services only. [^]Additional Charge applies.



The little details matter

The little details matter every bit as much to McCarthy & Stone as they do to you. A touch more here and some extra attention there can make all the difference to your contentment. Every McCarthy & Stone apartment is specifically designed to make life easy and comfortable.

Light, comfortable and wheelchair friendly, they are beautifully appointed and built to the Lifetime Homes Standard - a set of 16 design criteria that provide a model for building accessible and adaptable homes. Features include spacious living and dining areas and modern fully fitted kitchens with integrated appliances including a waist height oven, a ceramic hob and fridge/freezer. Enjoy the luxury of a walk-in wardrobe to the main bedroom and a modern shower room with level access shower.





Selected apartments enjoy an outdoor patio, private walk out balcony or Juliet balcony. The well maintained grounds include a seated patio area and a private car park.[^]

With double glazing, insulation and electric heating throughout, your apartment is designed to be energy efficient. Sky** connection points are fitted in the living room while telephone and TV points can be found in the living room and master bedroom.

Every apartment comes with a two year warranty for most aspects of the construction, backed up by the reassurance of an NHBC guarantee which covers major structural defects for a further eight years.



[^] Subject to availability. *Additional charges apply. ** Subject to subscription.

There is plenty on your doorstep in Scarborough

If you are seeking a location which offers the best range of attributes for a full and enjoyable retirement it would be hard to find a better choice than the popular coastal town of Scarborough.

If you lead an active lifestyle, you can spend time in the South Bay with its sandy beach, cafes, theatre and entertainment facilities.

The more peaceful North Bay is home to Peasholm Park an oriental themed municipal park. A beautiful place to relax, it hosts regular events such as silver and brass band concerts, Proms in the Park and lantern displays. Scarborough Open Air Theatre located in Northstead Manor plays host to well known international acts.

Scarborough offers all the amenities you need day to day for your retirement including your favourite high street retailers, dentists, banks, post offices and medical centres.

Sycamore Court's convenient location allows easy access to all that is available.

Good transport links in Scarborough by road and rail ensure your family and loved ones are always close by. The A64 provides direct access to York while the A170 and A165 connect the town to key locations throughout East and North Yorkshire.





 **Sycamore Court**
Filey Road, Scarborough

-  SHOPPING
-  RESTAURANT
-  BAR
-  PHARMACY
-  POST OFFICE
-  DENTIST
-  MEDICAL CENTRE
-  BUS STOPS
-  PARKS
-  TRAIN STATION

We'll help you make the move

With McCarthy and Stone, your move could not be in safer hands. From the point you reserve your new apartment to the day you move in, we will be there to support you.

As part of our Smooth Move package we will liaise with your Estate Agent and contribute to the cost when you sell your existing property using our recommended selling agents.

We will also liaise with your solicitor and pay towards your legal fees when you use one of our preferred independent solicitors.

We can arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings will be packed, taken to your new apartment and safely unpacked again. They will even help you declutter if you wish.

If you need someone to put up pictures, shelves or hang curtains when you move in a contribution will be made towards the cost of a handyman.

All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print.

*Terms and conditions apply. Visit mccarthyandstone.co.uk/smoothmove or speak to a sales executive for more details.



“When the time came to make the move I didn't have to do a thing. It was all arranged for me and went without a hitch. When I entered my new apartment I knew I had made the right choice.”

Jackie Follet
Homeowner, Isle of Wight





McCarthy & Stone

The UK's leading retirement housebuilder



McCarthy & Stone has apartments for sale at over 100 developments across the UK. So, wherever you want to be, we will have locations that are perfect for you.



**Please call us free on 0800 201 4106
and we will help you find your perfect home.**

mccarthyandstone.co.uk/sycamore-court

Filey Road, Scarborough