

Artist Impression



Ryebek Court

Retirement apartments in the heart of Pickering



 **Retirement
LIVING**
from McCarthy & Stone

Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. Ryebeck Court is a contemporary development of one and two bedroom Retirement Living apartments for the over 60s.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a House Manager, a lounge and the development maintenance, such as gardening and window cleaning, covered in the service charge.

It really is life made easier.



"I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone."

John Henley, Homeowner - Pitlochry





Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. Ryebeck Court is a stunning development with a contemporary design that complements the surrounding architecture and heritage of the market town of Pickering.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, with features like double glazing and insulation, giving you some respite from soaring energy costs.

Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge[^], with TV and tea and coffee making facilities, for your friends and family to stay in. Your well behaved pet is welcome to join you in your apartment too. Ask your sales consultant for more details.

The development also features a fully equipped laundry room, a mobility scooter store and charging room and private car parking on site*. The lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



[^]Typically £25 per night. *Subject to availability.



*Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.



Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service[†] when you move to help you put up some shelves or hang curtains.

Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry room, lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.



"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."

Barbara Smith, Homeowner - Hyde







Walk in wardrobe



Lever taps



Apartment features at Ryebek Court

General

- Double glazing
- Juliet balcony to selected apartments
- Patio to selected apartments
- Open plan living to selected apartments
- Walk in wardrobe to selected apartments
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

Shower Room

- Fitted and tiled shower room with level access shower
- Ensuite shower room in selected apartments

- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Heating and finishes

- Dimplex storage and panel heaters with individual controls
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment



Development features

- Homeowners' lounge
- House Manager
- Guest suite[^]
- Laundry room
- Lift to all floors
- Landscaped garden
- Mobility scooter store[#]
- Car parking available on site to resident permit holders^{^#}
(Please ask the Sales Consultant for more details).



Guest suite

[^]Extra charge applies [#]Subject to availability



North Yorkshire Moors Railway

Life in Pickering

Situated at the junction of the A170 which links Scarborough with Thirsk and the A169 linking Malton and Whitby, Pickering is a market town in the Ryedale district of North Yorkshire on the border of the North York Moors National Park.

A traditional market town, Pickering has a good range of traditional shops selling local produce as well as quality high street shops, supermarket and a regular monthly farmers market. The town has many historic attractions including the famous North York Moors Steam Railway. The 18 mile line runs between Pickering and the village of Grosmont and journeys through the stunning North Yorkshire Moors National Park.

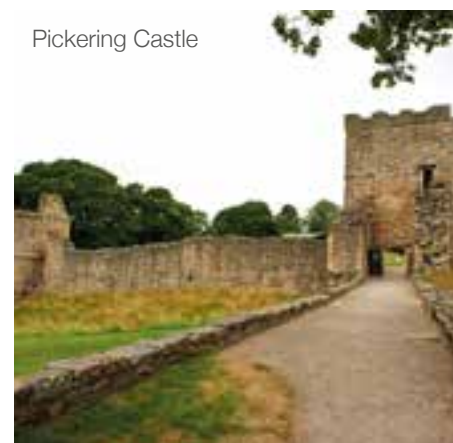
You can enjoy a wealth of things to do in this charming market town as well as visiting the many nearby attractions such as Castle Howard, Duncombe Park and some of the UK's prettiest villages including Thornton Le Dale, Hutton Le Hole and Goathland which was the setting for the fictional village of Aidensfield in the hit TV series 'Heartbeat'.



Market Place, Pickering



Pickering Beck

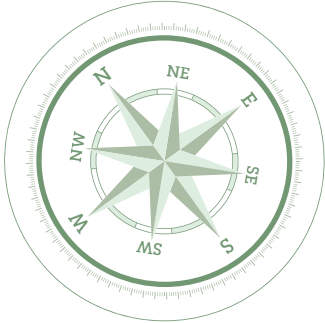


Pickering Castle

Next steps...

To register your interest or to find out the latest on Ryebeck Court call us on 01751 470143.

Development Overview



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- KIT** - Kitchen
- Of** - Office
- MSCR** - Mobility Scooter Store and Charging Point
- Sto** - Store
- St** - Stairs
- U** - Utility Room

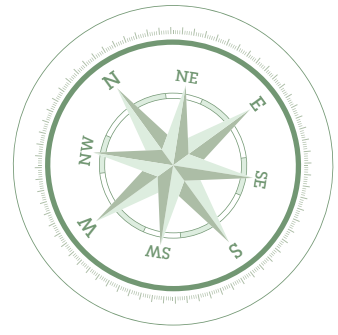
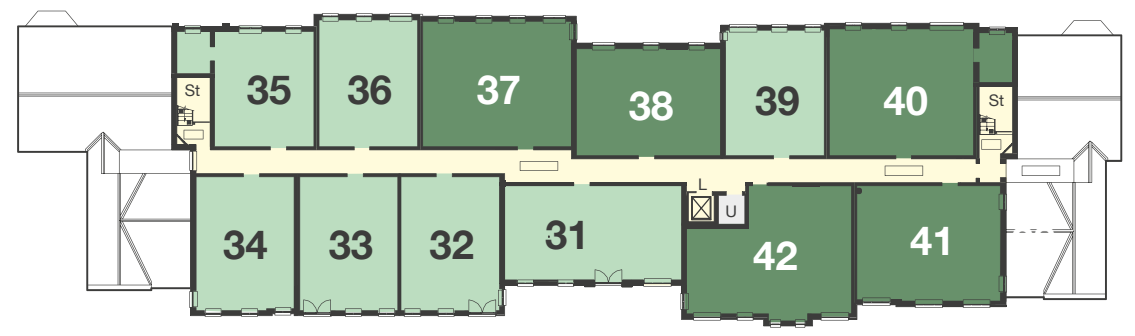
First Floor



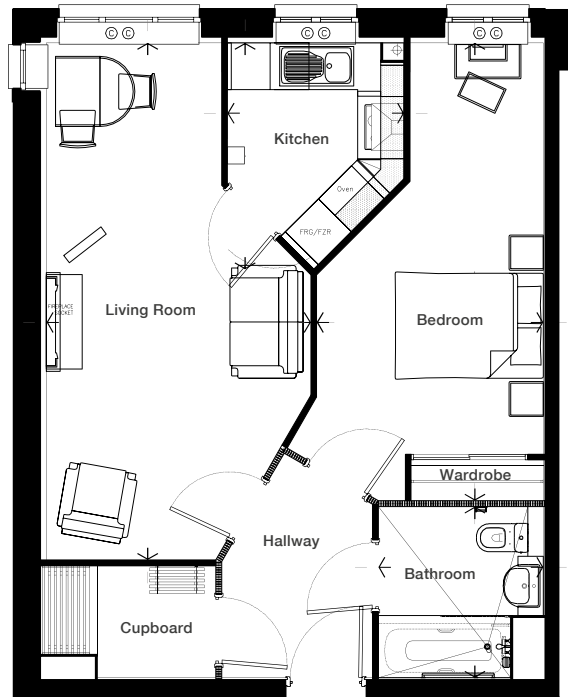
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Second Floor



Typical one bedroom apartment



Living Room (Max.)	21'10" x 11'2"	(6650mm x 3399mm)
Kitchen (Max.)	9'7" x 7'5"	(2912mm x 2273mm)
Bedroom (Max.)	19'4" x 9'7"	(5889mm x 2914mm)
Bathroom (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

Typical two bedroom apartment



Living Room (Max.)	21'7" x 11'4"	(6589mm x 3449mm)
Kitchen (Max.)	9'7" x 7'5"	(2913mm x 2273mm)
Bedroom 1 (Max.)	19'4" x 9'11"	(5889mm x 3029mm)
Bedroom 2 (Max.)	19'4" x 9'7"	(5889mm x 2925mm)
Shower Room (Max.)	4'11" x 7'1"	(1500mm x 2150mm)
Bathroom (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, 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 Consultant before travelling to view.

How to find Ryebeck Court

Ryebeck Court, Eastgate, Pickering, North Yorkshire YO18 7FA

Tel: 01751 470143

From the South

Approaching Ryebeck Court from the South and Malton, join the A169 from the roundabout junction A64, B1257, and A169. Travel northward for approximately 6.5 miles following signs for Pickering and joining Malton Road. On entering Pickering pass Crossgate Lane on the right and then take the next right onto Outgang Road. Continue a short distance and the entrance to Ryebeck Court can be found on the left.

From the West

Leave the A1 (M) at junction 49 following signs for Asenby, Sowerby and Thirsk (A168). At Thirsk leave the A168 following signs for A170 (York Road and A19). At the roundabout junction take the first exit onto A170 (York Road) and continue to the next roundabout and take the third exit onto Sutton Road (A170). Continue on crossing over the A19 for approximately 25 miles before entering Pickering onto Westgate. Continue onto Southgate and Hungate. At the roundabout take the third exit onto Malton Road and then take the first left onto Outgang Road. Continue a short distance and the entrance to Ryebeck Court can be found on the left.



To find out more, call us on **0800 919 132**
or visit www.mccarthyandstone.co.uk

We're online, why not join us at www.mccarthyandstone.co.uk

 facebook.com/mccarthyandstone

 twitter.com/mccarthyandstone

 youtube.com/user/mccarthyandstone

 pinterest.com/mccarthyandstone

We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AL or email us at: comments@mccarthyandstone.co.uk

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. 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 leaflet, 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 Consultant before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, Aspen House, Wykeham Road, Northminster Business Park, York YO26 6QW • Tel: 01904 444 200

November 2014