



35 Edgewood

23 Filey Road, Scarborough, YO11 2TJ

Guide Price £125,000



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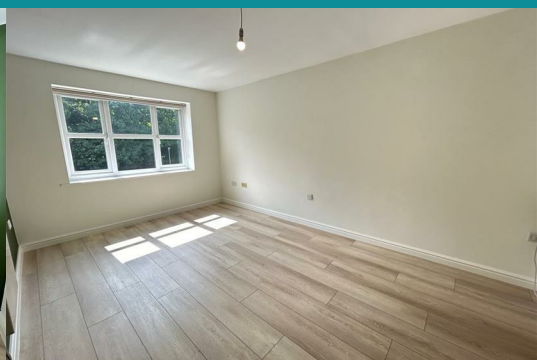
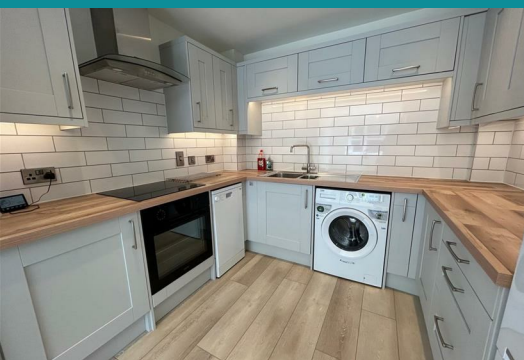


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We are delighted to offer to the market this 2 bedroom apartment is on the top floor of an impressive and well maintained block in Scarborough with lift access. The property comprises a spacious hallway, with large built in storage cupboard and an open plan living room and modern kitchen. The property has a double bedroom, a further single bedroom and a large modern family bathroom. Its location makes it ideal for town, South Cliff and further afield. The property benefits from an allocated parking space, although there are nearby transport links. Located in a sought-after area, this flat is ideal for those looking for a peaceful retreat while still being close to local amenities and the beautiful coastline of Scarborough. Don't miss out on the opportunity to make this lovely flat your new home. WE HIGHLY RECOMMEND AN EARLY VIEWING OF THIS PROPERTY WHICH IS SOLD WITH NO ONWARD CHAIN.



Communal Entrance

With telephone door entry system

Hallway

Communal Intercom system. Double storage cupboard. Loft access.

Lounge 4.08 x 3.06

With vinyl plank flooring, electric heater, double glazed windows overlooking the rear and telephone point

Kitchen 9'0" x 7'10" (2.76 x 2.41)

With a range of wall, drawer and base units, under cupboard lights. Inset stainless steel one and a half sink with mixer tap, co-ordinating worktop and metro style tiled splashback. Built-in electric oven,. inset ceramic hob and stainless steel extractor fan over. Space for washing machine, dishwasher and fridge/freezer. Inset ceiling spotlights.

Bedroom 1 12'3" x 9'4" (3.74 x 2.85)

With electric heater, telephone point and double glazed window overlooking the rear.

Bedroom 2 8'7" x 6'8" (2.62 x 2.05)

With electric heater, phone point and double glazed window overlooking the rear

Bathroom 8'0" x 6'3" (2.45 x 1.92)

With airing cupboard, corner shower cubicle and bar mixer shower. Handbasin with mirror over and WC. Walls part covered shower wall. Ladder Radiator. Frosted UPVC window overlooking the side of the property.

Tennure

We are advised by the owner that the property is Leasehold with 978 years remaining. The block is managed by Ellis Hay and the current annual maintenance is approximately £1251.97. The ground rent is currently £150 per year and is paid directly to the Freeholder.

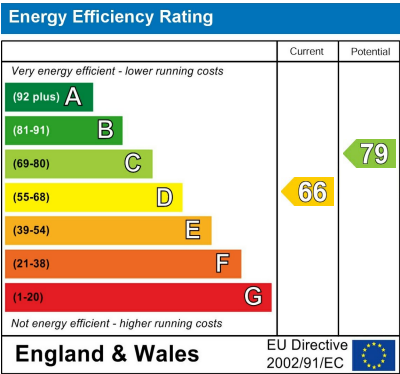
Directions

What Three Words
Spend.glow.note

Outside

Allocated parking at the rear.

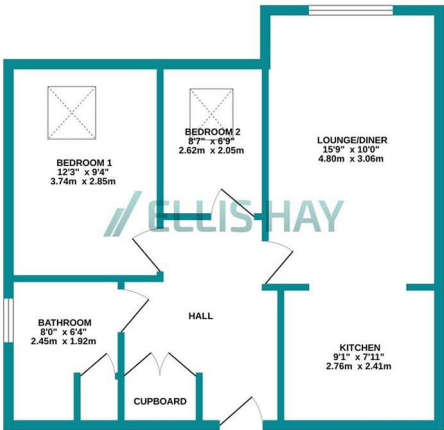
Area Map



Council Tax Band: C

Tenure: Leasehold

539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing description, the measurements of all areas, including, but not limited to, the area of the property, are given as approximate only and should not be relied upon as a basis for any purchase or lease agreement. The plan is for illustrative purposes only and should not be used as a basis for any purchase or lease agreement. The plan is for illustrative purposes only and should not be used as a basis for any purchase or lease agreement. The plan is for illustrative purposes only and should not be used as a basis for any purchase or lease agreement.

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property