



# 18 Holbeck Mews, Filey Road

South Bay, Scarborough, YO11 2YQ

**Guide Price £117,000**

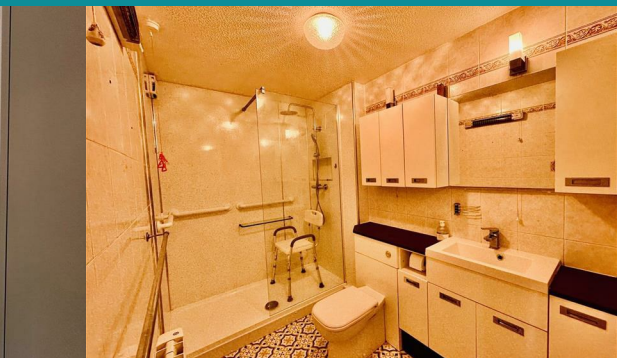


We are delighted to bring to the market this 2 BEDROOM apartment located in a modern OVER 55 complex on Filey Road in Scarborough. In our opinion this is a delightful property which boasts a lounge/diner, modern kitchen, two bedrooms, and a well-appointed bathroom with walk in shower, making it an ideal home for those seeking comfort and convenience.

Overlooking the communal gardens to the front of the block, this apartment offers secure facilities, providing peace of mind for residents, with an entry phone system, lift to the First Floor Apartment and on site house manager for assistance should you need it. With dedicated parking at the rear of the property, the property is ideally situated for pleasant walks to the picturesque Esplanade and also for the transport links to both Scarborough and Filey, ensuring you will have ready access to all the amenities both towns offer.

In our opinion, this is a fantastic property in a modern, stylish apartment block that has ample conveniences and a great community atmosphere.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and take the first step towards your new lifestyle in Scarborough.





### Communal Entrance

Access to the block via the carpark, with entry phone system to the apartment. Lift to all floors.

### Private Entrance

### Hallway

Built in storage plus airing cupboard housing water heater. Electric radiator and overhead lighting.

### Lounge 16'4" x 8'2" (5 x 2.5)

UPVC window overlooking the front of the property. Electric radiator and feature fireplace with remote controlled electric living flame effect fire. Telephone and TV points.

### Dining Area

### Kitchen 12'3" x 5'9" (3.74 x 1.76)

Range of wall and base units in white gloss finish with co-ordinating worktops, tiled splashback and under counter lighting. Stainless steel sink unit, built in double oven/grill, ceramic hob and extractor fan over. UPVC window overlooking the front. Spaces for automatic washing machine, dishwasher, undercounter fridge and freezer. Appliances to be included in the sale/

### Bedroom 1 13'9" x 8'10" (4.2 x 2.7)

UPVC window overlooking the front of the property. Range of built in wardrobes, dresser unit and cupboards. Electric radiator, overhead lighting and feature lighting over the bed area.

### Bedroom 2/Study 10'5" x 8'2" (3.2 x 2.5)

UPVC window overlooking the front of the property. Electric radiator and overhead lighting. Telephone point

### Bathroom

Part tiled walls, walk in shower enclosure with mains controlled shower and extractor fan. WC and handbasin with vanity unit below and wall mounted cabinet, mirror and lighting over. Electric radiator and wall mounted electric heater/

### Facilities

The apartment block offers an emergency pull cord for emergency use on a 24 hour basis.

### Tenure

We are informed by the owners that the property is Leasehold with 85 years remaining. The management of the block is with Anchor and the monthly payments are in the region of £240.70

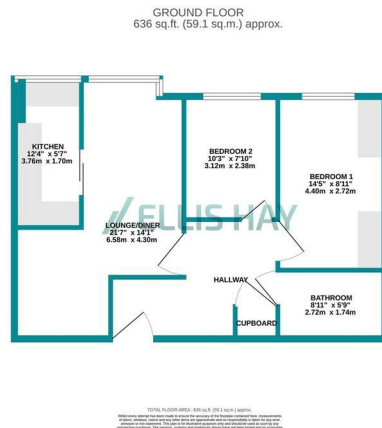
### Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>68</b>	<b>75</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band: C**

**Tenure: Leasehold**



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