



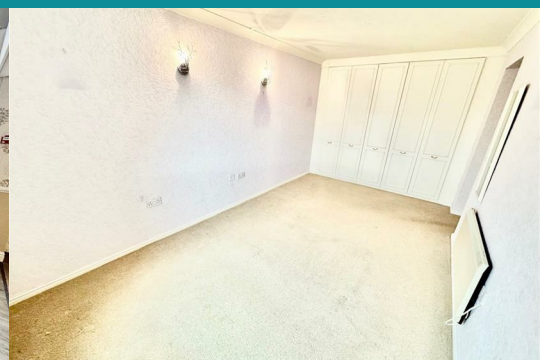
16 Strawberry Court

Falsgrave, Scarborough, YO12 5QU

Guide Price £125,000



We are delighted to offer to the market this 2 bedroom flat in this purpose built block for the over 55's. Situated just off Scalby Road, the property is conveniently located a short distance from Falsgrave and all the amenities it offers as well as being close to good transport links both towards Falsgrave, Scarborough Town Centre and also towards Pickering and Whitby. Sold with NO ONWARD CHAIN, the property has a lounge/diner with balcony, modern kitchen, 2 bedrooms, shower room and spacious hallway with storage. There is also a parking space. The block benefits from a lift, communal lounge, conservatory, scooter storage and shared gardens. There is also availability for more support with access to a 24 hour emergency response call system. We highly recommend an early viewing of this property, please call our friendly sales team on 01723 350077.



Communal Entrance

Intercom system.
Residents Lounge

Private Entrance

The property is on the first floor.

Hallway

With 2 storage cupboards.

Lounge/Diner 19'8" x 12'6" (6 x 3.83)

With overhead light and wall lights, coving, modern fire surround and electric fire, wall mounted electric heater. Door leading to balcony which overlooks the front of the property and the communal gardens.

Kitchen 10'4" x 5'10" (3.17 x 1.78)

With range of wall, base and drawer units, worktop, sink and tiled splashback. Integrated electric oven, hob and extractor fan over. Space for under counter fridge. Window overlooking the front of the property, overhead light and extractor fan.

Bedroom 1 17'8" x 8'6" (5.41 x 2.61)

With overhead light, wall lights and coving. Wall mounted electric heater, carpet and window overlooking the front of the property. Fitted wardrobes.

Bedroom 2 11'9" x 8'4" (3.59 x 2.55)

With overhead light, wall lights and coving. Wall mounted electric heater, carpet and window overlooking the front of the property.

Bathroom 7'1" x 5'7" (2.17 x 1.72)

Fully tiled room with shower, WC , handbasin with fitted storage under. Overhead light, extractor fan and heated towel rail.

Tenure

We are advised by the owner that the property is Leasehold with 99 years remaining. The monthly maintenance charge is currently £238.72 paid to Anchor

Outside

At the front of the property is communal garden which is hardlandscaped, has mature borders and shrubs and seating areas. Car Parking to the side of the property.

Directions

What Three Words
march.cope.trunk

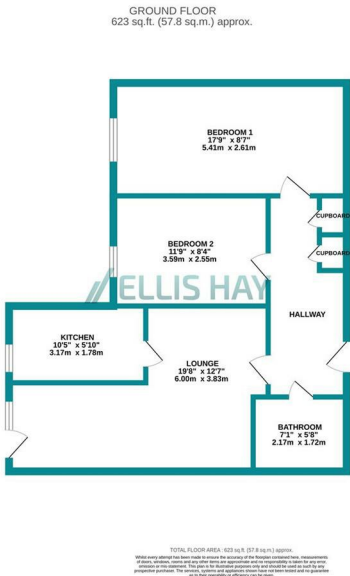
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: C

Tenure: Leasehold



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