



North Marine Road, Scarborough

- Two Double Bedrooms
- En Suite
- Sea Views
- MCarthy and Stone Retirement

Asking Price £250,000



Tenure: Leasehold

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North Marine Road, Scarborough

DESCRIPTION

A beautifully presented retirement apartment situated within the prestigious McCarthy & Stone development on the ever sought after North side of Scarborough. Completed in 2013, this stylish complex caters to the over 60s and benefits from having LIFT TO ALL FLOORS and beautifully kept COMMUNAL SPACES including a residents lounge, coffee room, guest room, laundry room and mobility storage space. With a 24 hour emergency call system and a HOUSE MANAGER ON SITE, this development comprised of 36 apartments stands in an enviable position overlooking North Marine Road on one side, and Queens Parade on the other. Also being closely situated to many amenities including Scarborough's cricket ground, the North bay beach and Peasholm park, this property is not one to miss out on!

Situated on the fifth floor, the apartment comprises entrance hall with a walk-in storage cupboard, opening into the spacious lounge living area with sea views and space for dining, kitchen fitted with a range of integrated appliances including oven, hob and fridge/freezer, two generous sized double bedrooms, master benefitting from Ensuite shower room and family shower room with three piece suite.

Viewing is strongly recommended in order to appreciate the spacious and light accommodation within the apartment, as well as the many attractive qualities within the development as a whole.



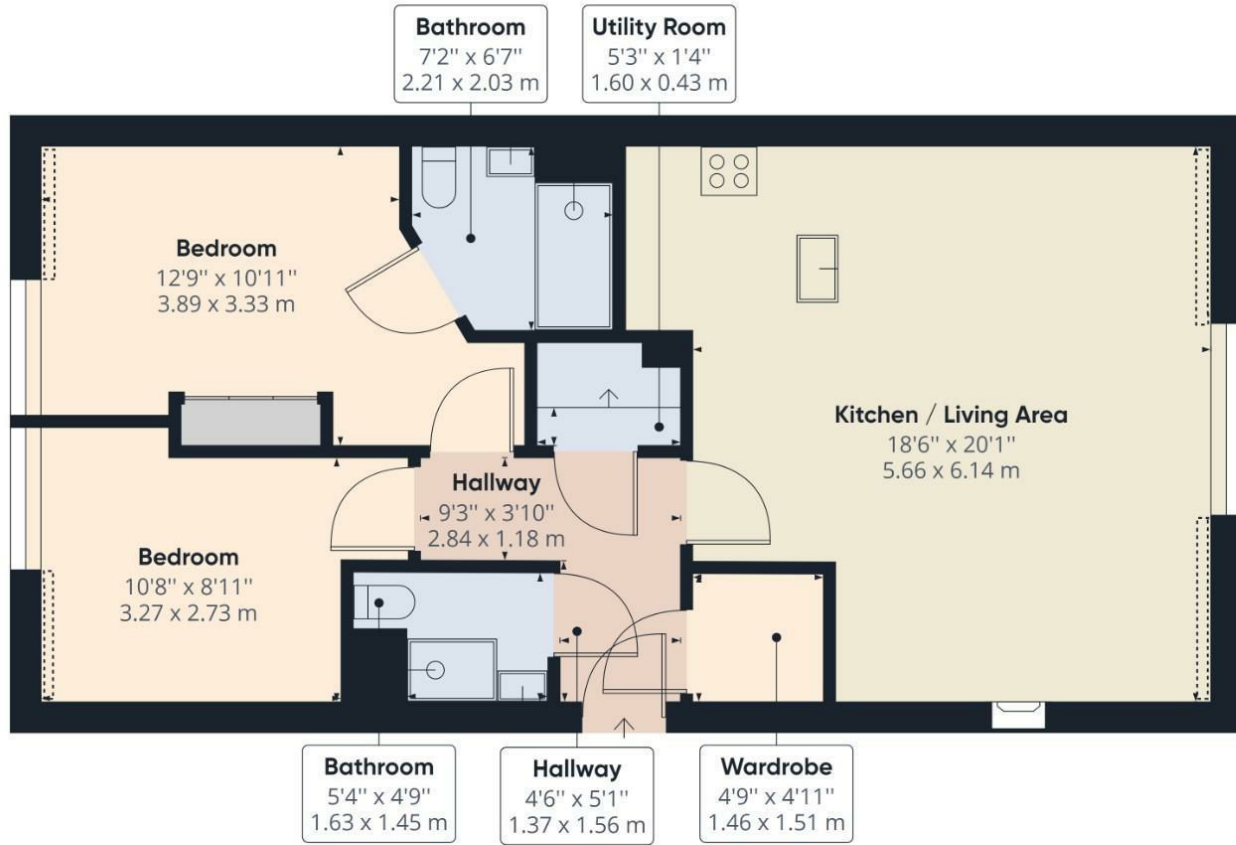


Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
821.14 ft²
76.29 m²

Reduced headroom
10.67 ft²
0.99 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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