



HUNTERS[®]
HERE TO GET *you* THERE



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Filey Road, Scarborough

Auction Guide £150,000



Hunters are delighted to bring to the market this beautifully presented ONE BEDROOM GROUND FLOOR apartment located in an EXCLUSIVE RESIDENCE for OVER 70'S. This fantastic property briefly comprises: entrance hall with storage cupboard, large lounge with French doors to a private patio area, roomy modern fitted kitchen with integrated fridge/freezer, oven at waist height and hob/extractor hood, double bedroom with walk in wardrobe and a spacious fully tiled contemporary wet room with shower.

In this McCarthy & Stone Retirement Living Plus development there are ON SITE STAFF 24 hours a day and 365 days a year, intercom and emergency cord systems installed in the apartments. Both domestic and care assistance packages optionally available, tailored to individual needs and preferences. Everyone has access to an ON SITE subsidised BISTRO with a large outdoor patio area, looking onto landscaped gardens, a Communal lounge on the ground floor and on the TOP FLOOR, a SKY LOUNGE with outdoor terrace and WIDE SEA VIEWS across the bay, PRIVATE REAR PARKING, LIFT ACCESS TO ALL FLOORS, GUEST ROOM with EN SUITE, well equipped LAUNDRY ROOM, INDOOR MOBILITY SCOOTER STORE with charging, INDOOR REFUSE ROOM for waste disposal including recycling. One hour of domestic assistance and water rates included in the leasehold service charge. The apartment has a Full Fibre Broadband access hub, Freeview terrestrial TV outlets in lounge/bedroom and all power sockets at waist height.

The abode offers excellent access to a wealth of local amenities and attractions including; The Spa, The Italian Gardens, Clock Tower, Esplanade, Scarborough Town Centre, Scarborough's South Bay and beach. With easy access to public transport including two bus stops going in both directions. Also within a short walking distance are the benefits of Ramshill Road amenities which include Sainsburys Local, Doctors surgery, Hairdressers, Bakery, Pharmacy and church.

Call now to arrange a viewing!

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
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KEY FEATURES

- *For sale via modern auction*
- One bedroom
- Outside patio area
- Access to many onsite amenities
- Access to off road parking
 - EPC: C
 - Sought after location
 - Over 70's





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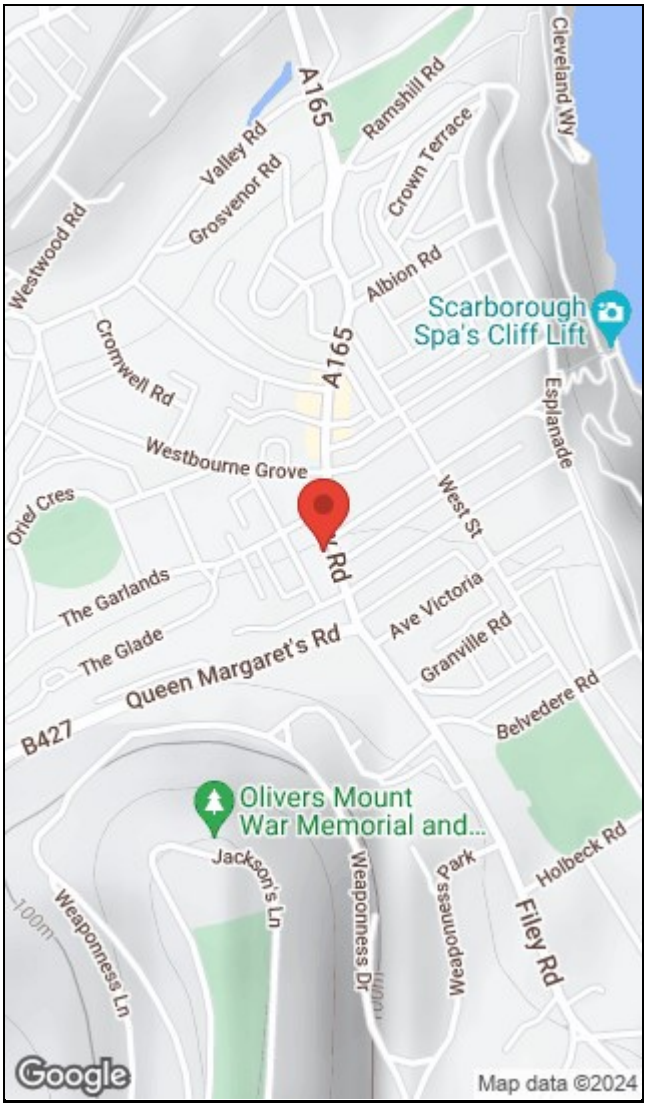
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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	

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