



Marlborough Street, Scarborough
YO12 7GY

Offers In The Region



Marlborough Street, Scarborough

DESCRIPTION

Hunters are pleased to bring to the market this WELL PRESENTED GROUND FLOOR APARTMENT situated in a modern block built in 2007 and located on Marlborough Street just off Castle road being within close proximity of the North Bay, Scarborough Castle and Town Centre Promenade giving access to a wealth of amenities creating the perfect purchase for a multitude of purchasers for either a permanent residence or luxury seaside retreat! This spectacular property benefits from UNDERFLOOR HEATING, LIFT ACCESS, PARKING, BALCONY and SEA VIEWS!

This impeccable living accommodation briefly comprises: spacious entrance hall with store cupboard, light and airy open plan lounge/diner/kitchen with bay window creating sea views, master bedroom with en suite shower room and door leading to the rear balcony providing the property with outside space, second bedroom with walk in wardrobe and family bathroom with a three piece suite.

Situated to the North of Scarborough, the property provides excellent access to a wealth of amenities and attractions including local supermarkets, retail shops, a choice of popular eating and drinking establishments and is situated within close proximity to Scarborough Town Centre's main promenade and both beaches.

An excellent apartment offered for sale with NO ONWARD CHAIN! Viewings are highly advised so please contact the Scarborough team to schedule yours today!



Entrance Hall
Laminate laid wood style flooring, storage cupboard and power points.

Lounge/Diner
Wooden double glazed bay window to the front aspect with sea views and Wooden double glazed window to the front aspect, TV point, cupboard housing boiler and power points.

Kitchen
Range of wall and base units with roll top work surfaces, laminate laid wood style flooring, sink and drainer unit, plumbed for washing machine and dishwasher, space for fridge/freezer, electric oven and hob, extractor hood and power points.

Bedroom 1
Wooden double glazed door to the rear aspect leading on to the balcony and power points.

En Suite Shower Room
Fully tiled walls, tiled floor, heated towel rail, shaver point, three piece suite comprising, walk in shower, low flush WC and wash hand basin.

Bedroom 2
Wooden double glazed window to the rear aspect, walk in wardrobe and power points.

Bathroom
Fully tiled walls, tiled floor, heated towel rail, three piece suite comprising: panel enclosed bath with shower attachment, low flush WC and wash hand basin

Parking
Parking Space

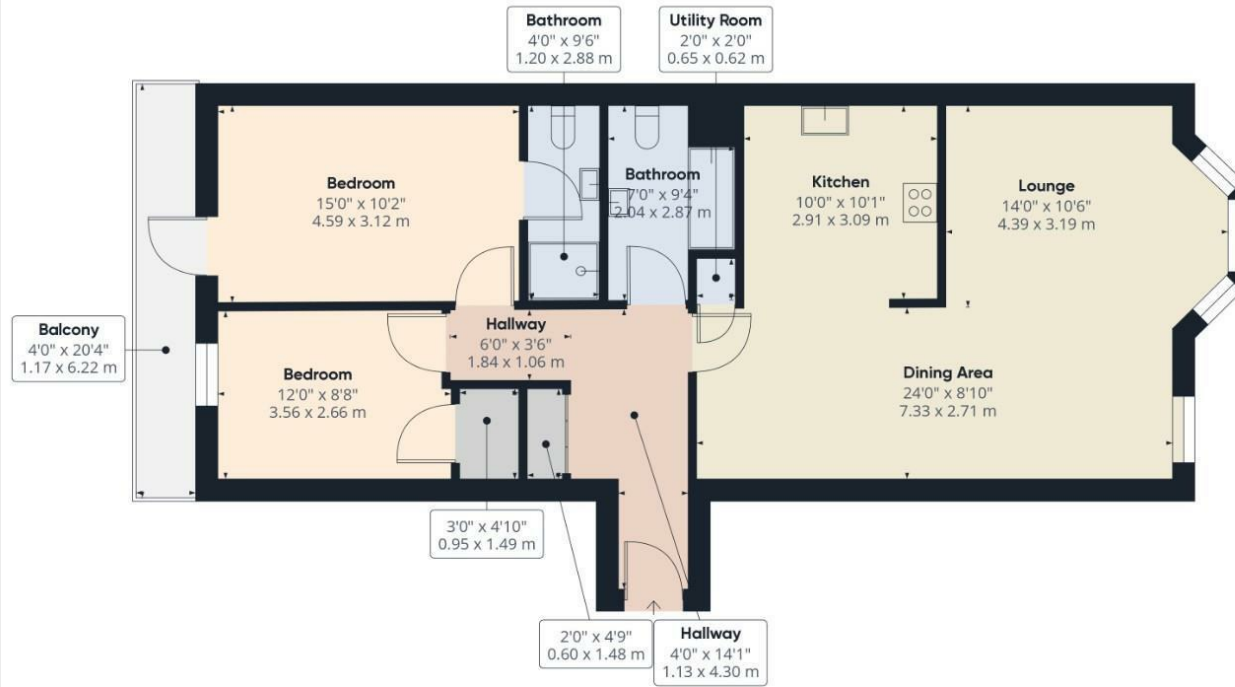
Material Information Scarborough
Tenure Type; leasehold
Leasehold Years remaining on lease; 983
Leasehold Annual Service Charge Amount £1752

Council Tax Banding; C
No Holiday letting
No pets

Maintenance agreement inclusive of:

Buildings Insurance
Lift maintenance
British Telecom (for the lifts)
Window cleaning
Communal areas cleaning
Communal lighting
Refuse bin cleaning
Service and monitoring of the fire alarm system
Accountants fees
Boiler service contract
Electric gate service
Hire of room for residents meetings (usually every 6 months)
Bank charges
Management fee





Approximate total area⁽¹⁾
934.2 ft²
86.79 m²

(1) Excluding balconies and terraces

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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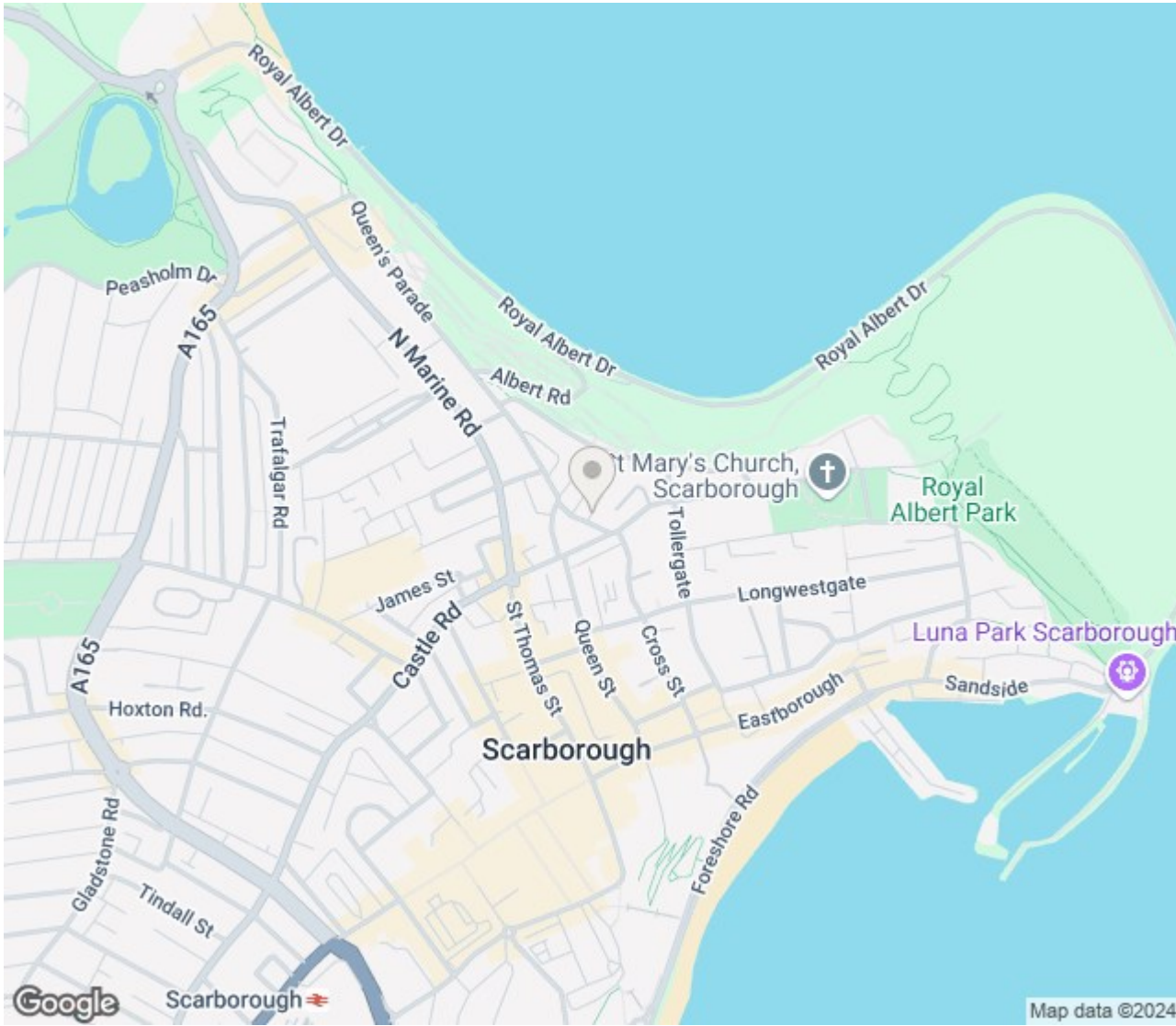
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ENERGY PERFORMANCE CERTIFICATE

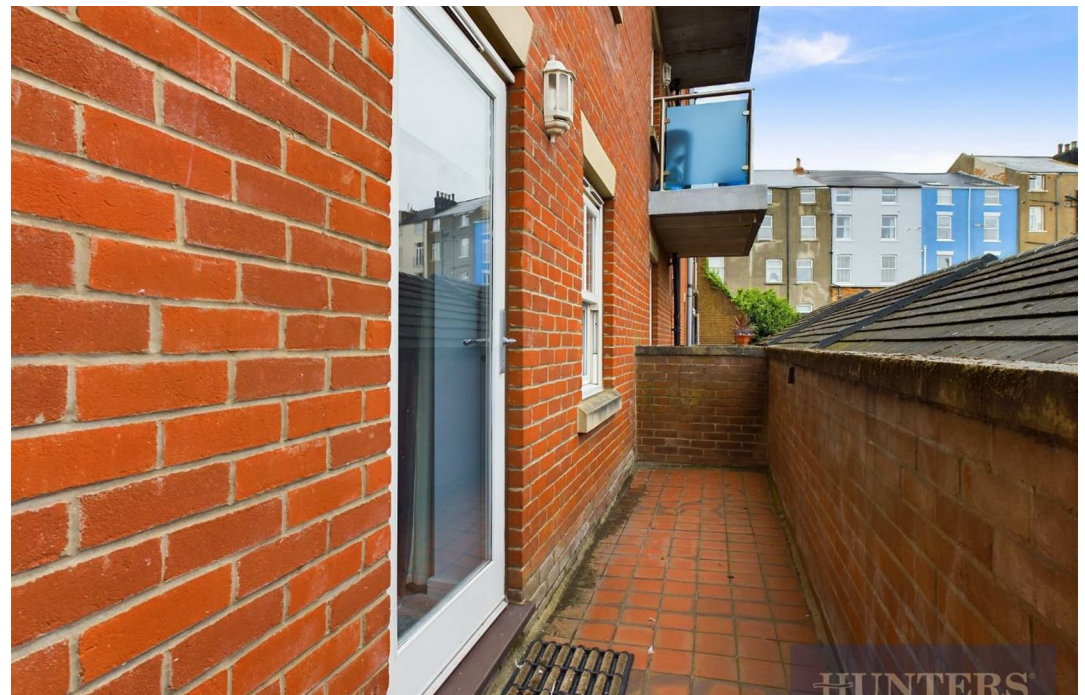
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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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.