

Albany House, Holbeck Hill, Scarborough
Guide Price £220,000



**TWO BEDROOM GROUND FLOOR APARTMENT ## PURPOSE BUILT ##
NEW KITCHEN ## NEW BATHROOM ## NEW BOILER+GUARANTEE ##
NEW CARPETS, DECOR, LIGHTING ## DOUBLE GLAZING, CENTRAL
HEATING ## GARAGE, GARDENS ## NO ONWARD CHAIN ##
MAINTENANCE AGREEMENT.**

Communal Entrance Hall

Door to the front aspect, stairs down leading to the bin store and rear access to the garage, flat 1 and 2 located on the ground floor, stairs leading to the further flats.- 6 in all.

Entrance Hall

Door to the side aspect, radiator, power points, storage cupboard housing the fuse box.

Lounge 4.70m x 4.35m - 15'5" x 14'3"

UPVC double glazed bay window to the front aspect and UPVC double glazed window to the side, TV point, feature fireplace with gas coal effect fire, radiator and power points.

Dining Area 4.25m x 3.20m - 14'0" x 10'6"

UPVC double glazed window to the side aspect, TV point, radiator and power points.

Kitchen 3.00m x 2.00m - 9'11" x 6'7"

UPVC double glazed windows to the rear and side aspects, modern fitted wall and base units with roll top work surface, white enamel sink and drainer, space for washing machine, space for fridge, integrated electric oven and four ring ceramic hob, extractor hood, cupboard housing the gas combi boiler, power points

Bedroom 4.30m x 2.80m - 14'2" x 9'3"

UPVC double glazed window to the front aspect, fitted wardrobes, telephone point, radiator and power points

DISCLAIMER

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.

Bedroom Two 3.00m x 2.80m - 9'11" x 9'3"

UPVC double glazed window to the rear aspect, fitted wardrobe, radiator and power points.

Bathroom

UPVC double glazed window to the rear aspect, modern white three piece suite comprising of low flush WC, wash hand basin, low profile bath with mixer taps and shower over. shaver point, extractor fan, airing cupboard.

Garage 9.60m x 2.80m - 1'10" x 9'3"

Brick built integrated Tandem garage with up and over door power points and light. Access off Belvedere Place. Communal outside tap.

Communal Gardens

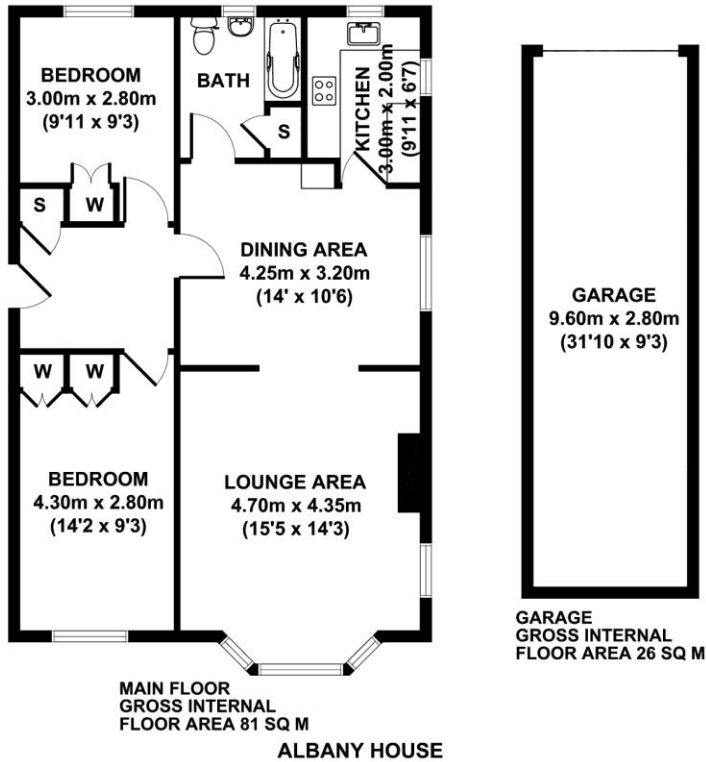
Wrap around communal gardens, laid to lawn with mature bush borders.

Maintenance Agreement

Maintenance Agreement in place with Nicholsons £800 PA covers building insurance, communal cleaning and lighting.

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APPROX. GROSS INTERNAL FLOOR AREA 108 SQ M / 1163 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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