



colin ellis

**Filey Road,
Scarborough, YO11 2DZ**

Located within McCarthy and Stone's newest Scarborough development this ONE BEDROOM SPACIOUS APARTMENT offers a BALCONY with VIEWS OVER OLIVERS MOUNT, a MODERN KITCHEN with integrated appliances, MODERN BATHROOM, LARGE BEDROOM and a PARKING SPACE. Sycamore Court offers RESIDENTS SEA VIEW LOUNGES, on site restaurant/cafe, 24 HOUR ON SITE ASSISTANCE, LIFTS TO ALL FLOORS, easy access and well cared for communal areas. Viewing is highly recommended.

Guide Price £200,000



ENTRANCE

Door into entrance hall with loft access, door entry phone system, inset ceiling spotlight and storage cupboard.

LIVING ROOM

5.01 x 5.24 (16'5" x 17'2")

French door out onto balcony, uPVC double glazed window, three ceiling lights and electric wall heater.

KITCHEN

4.05 x 2.13 (13'3" x 6'11")

Two uPVC double glazed windows, electric wall heater, ceiling light, extractor, fitted kitchen with range of cupboards and drawers, composite sink, electric hob, extractor, oven and built in fridge freezer.

BEDROOM ONE

4.60 x 3.44 (15'1" x 11'3")

uPVC double glazed window, fitted wardrobe, electric wall heater and ceiling light.

SHOWER ROOM/WET ROOM

1.99 x 2.24 (6'6" x 7'4")

Hand basin with vanity unit, WC, shower area with mains shower, ceiling spotlights, extractor fan, emergency pull cord, heated towel rail/radiator and part tiled walls.

OUTSIDE

This apartment comes with a designated parking space.

TENURE

Our vendor has informed is of the following:

Leasehold with 993 years remaining

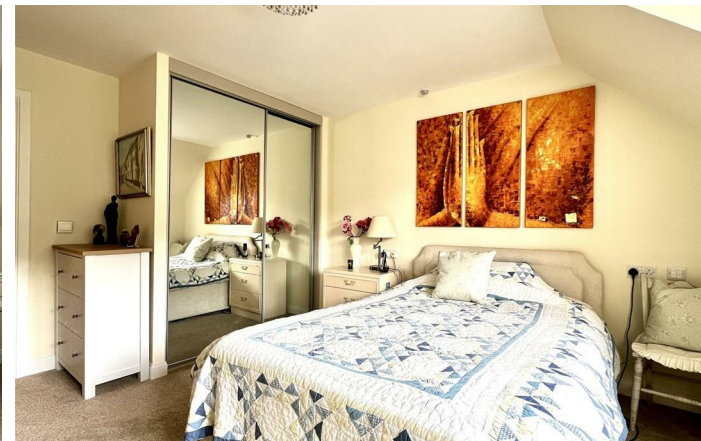
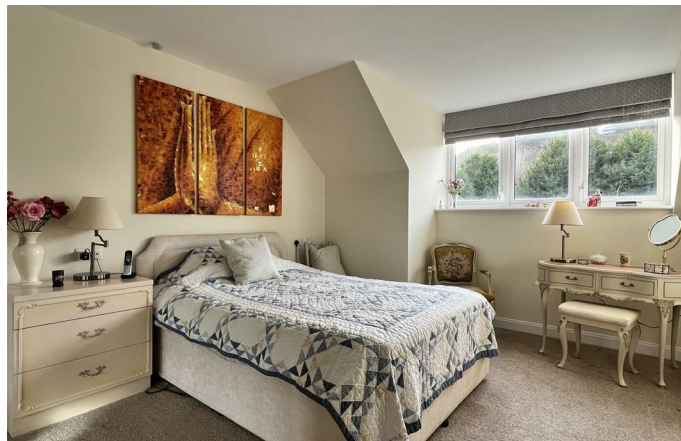
Ground Rent £431.00 pa

Service Charge £9361 pa

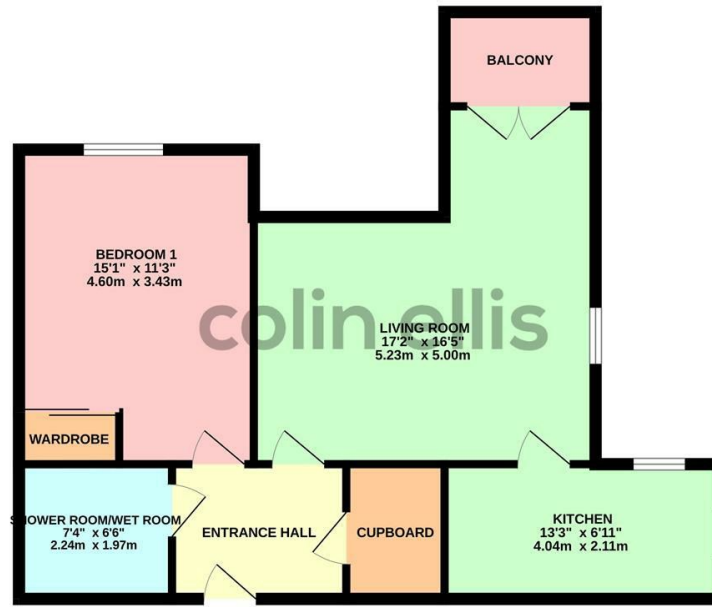
Pets - Yes with written consent: 1 dog, 1 cat or 1



caged bird
AST's - Yes
Holiday Lets - No



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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 2002/91/EC	

Filey Road - 18560636
Council Tax Band - C
Tenure - Leasehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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