



colin ellis

North Marine Road, Scarborough, YO12 7JD

Colin Ellis welcome to the market a TWO bedroom TOP FLOOR APARTMENT set within the DESIRABLE development of NORTH BAY COURT. This WELL PRESENTED property benefits from STUNNING SEA and CASTLE VIEWS from the lounge/kitchen and two double bedrooms, the master benefiting from an en-suite. There is a LIFT in the complex, a homeowners' lounge, separate coffee area with computer a house manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

Guide Price £230,000



DESCRIPTION

Briefly comprising of an entrance hall with airing cupboard and walk in cupboard, lounge with sea and castle views, integrated kitchenette, master bedroom with en-suite, second double bedroom and a three piece wet-room.

ENTRANCE HALL

Built in cupboards and entry phone.

LOUNGE

5.7 x 4.5 (18'8" x 14'9")

Sea and castle views, electric fire, double glazed window and power points.

KITCHEN

5.7 x 4.5 (18'8" x 14'9")

Base, wall and drawer unit, wood worktop, integrated electric oven and hob, fridge and freezer, extractor hood, sink/drain unit, mixer tap, velux window and power points.

WET ROOM

2.1 x 1.4 (6'10" x 4'7")

Basin with pedestal, low flush wc, extractor fan, electric radiator and shower.

BEDROOM ONE

5.3 x 3.3 (17'4" x 10'9")

Fitted wardrobe, double glazed window, electric radiator and power points.

EN-SUITE

2.0 x 2.2 (6'6" x 7'2")

Basin with pedestal, low flush wc, walk in shower and electric radiator.

BEDROOM TWO

4.1 x 3.0 (13'5" x 9'10")

Fitted wardrobe, double glazed window, electric radiator and power points.

TENURE



Lease length: 125 years from 1st Jan 2013
Service charge: £3,679.44 per annum
Ground rent: £495 per annum
Ground rent review: 1st Jan 2028
Managed by: McCarthy Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years old, a second resident must be over 55 year.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, floors, walls, etc. may vary slightly from the above and no responsibility is taken for any errors or omissions in this statement. The plan is for illustration purposes only and should be used as a guide to any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operation or efficiency can be given.
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North Marine Road - 18615404
Council Tax Band - D
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



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