



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/KITCHEN

5.67 x 6.13 (18'7" x 20'1")

Sea and castle views, electric fire, double glazed window and power points. Base, wall and drawer unit, wood worktop, integrated electric oven and hob, fridge and freezer, extractor wood, sink/drain unit, mixer tap, velux window and power points.

BEDROOM ONE

4.53 x 3.32 (14'10" x 10'10")

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

EN-SUITE

2.19 x 2.03 (7'2" x 6'7")

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

BEDROOM TWO

3.26 x 2.70 (10'8" x 8'10")

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

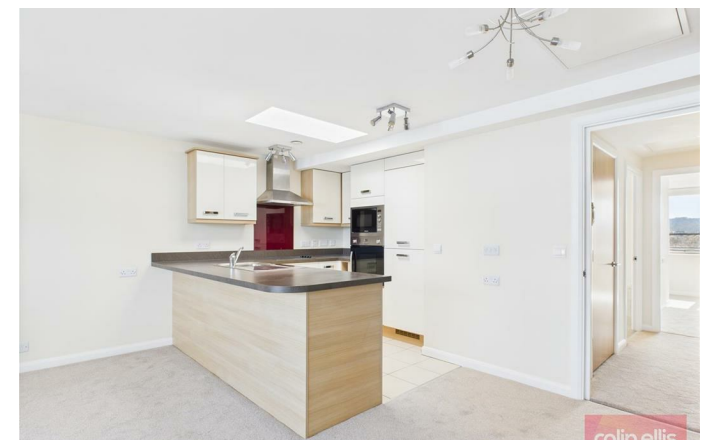
BATHROOM

1.76 x 1.45 (5'9" x 4'9")

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

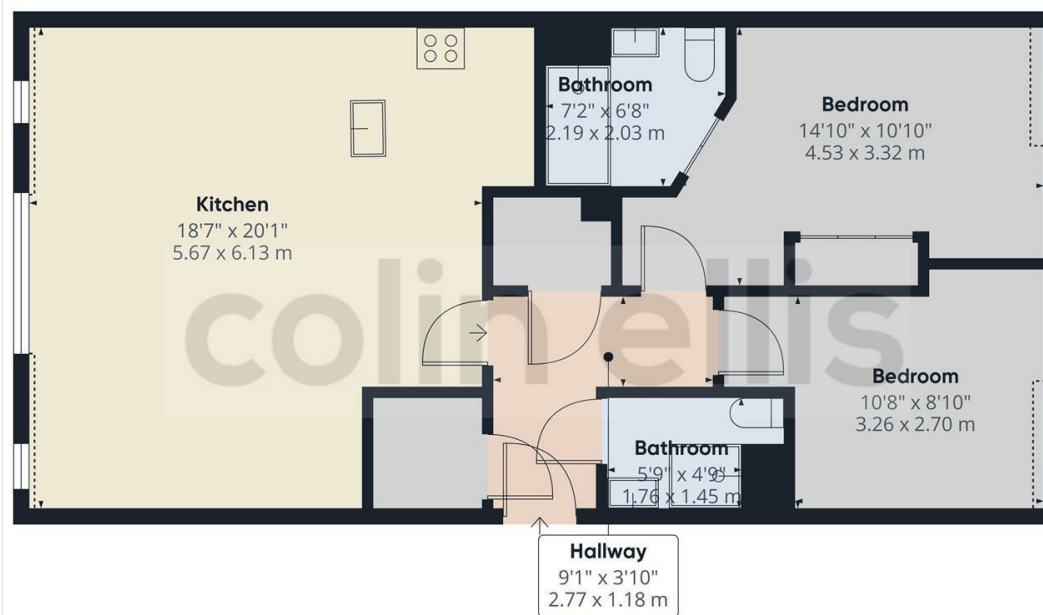
TENURE

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.





Approximate total area[®]
806 ft²
74.9 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

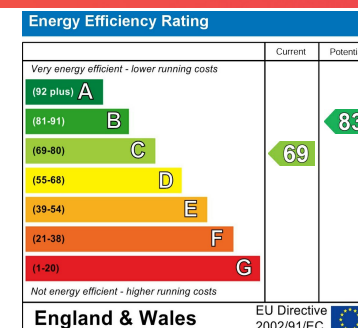
GIRAFFE360

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.



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