



colin ellis

Castle Road, Scarborough, YO11 1HX

WITH AMAZING SEA VIEWS over the South Bay and Scarborough Town this TWO BEDROOM SECOND FLOOR APARTMENT offers modern living with the convenience of being centrally located. Offered to the market with NO ONWARD CHAIN this charming apartment offers a MODERN KITCHEN and BATHROOM and two good sized bedrooms. Agnes Grey house is a WELL MAINTAINED apartment block with a LIFT TO ALL FLOORS. Viewing is highly recommended to appreciate the sea views.

Guide Price £165,000



COMMUNAL ENTRANCE

ENTRANCE HALL

1.96 x 0.93 (6'5" x 3'0")

Ceiling light and door to inner hallway.

INNER HALLWAY

Two ceiling lights, radiator and door entry phone system.

OPEN PLAN LOUNGE/KITCHEN

4.166 x 3.72 (13'8" x 12'2")

Radiator, ceiling light, uPVC sash bay window, storage cupboard and opening into kitchen.

KITCHEN AREA

2.68 x 2.15 (8'9" x 7'0")

Fitted kitchen with range of cupboards and drawers, built in oven, hob, extractor, fridge freezer, dishwasher and washing machine, wall mounted boiler, uPVC double glazed sash window and ceiling light.

BEDROOM ONE

5.16 x 3.72 (16'11" x 12'2")

Radiator, uPVC double glazed sash bay window and ceiling light/fan.

BEDROOM TWO

3.24 x 2.28 (10'7" x 7'5")

uPVC double glazed sash window, radiator and ceiling light.

BATHROOM

2.15 x 1.66 (7'0" x 5'5")

Walk in shower, WC, hand basin, vanity unit, extractor fan, inset ceiling spotlights and radiator/heated towel rail.

TENURE

Our vendors have informed us of the following:

Leasehold with a share of the freehold

Maintenance charge £1500 per annum

Pets allowed

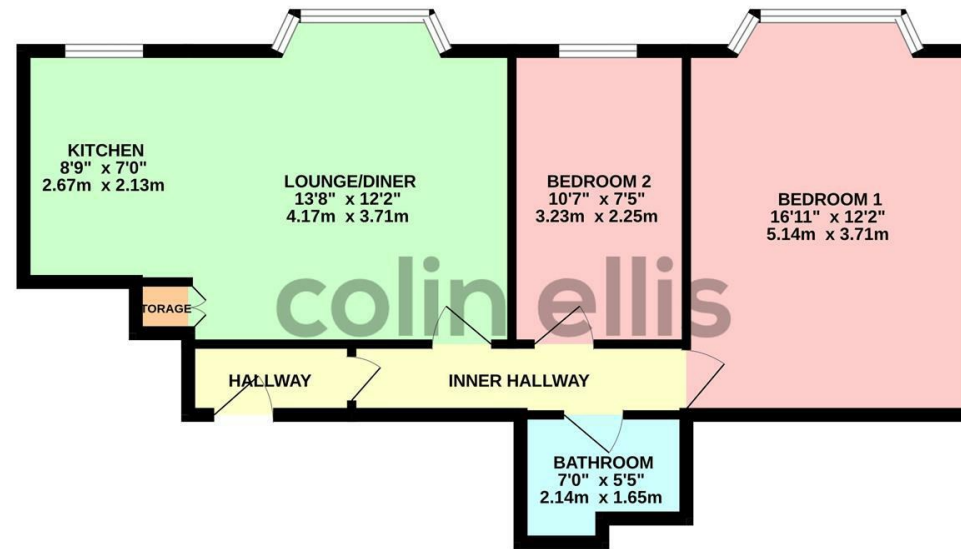
AST's allowed

No holiday lets





SECOND 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		
(69-80) C	76	82
(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

Castle Road - 18677330
Council Tax Band -
Tenure - Leasehold - Share of Freehold

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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