



## Strawberry Court, Scarborough, YO12 5QU

Located within the popular Strawberry Court over 55's development, this is a well presented two bedroom second floor apartment with balcony. The apartment has lift access and offers comfortable, low-maintenance living in a friendly and secure community. The property is offered to the market with no onward chain. This is an ideal opportunity for those seeking a relaxed and supported lifestyle.

Guide Price £99,950



## ABOUT STRAWBERRY COURT

Strawberry Court consists of 52 one and two bed properties, including bungalows, retirement apartments and cottages. The estate is managed by Anchor Hanover and facilities include a lounge, conservatory and shared gardens. There are social events which include weekly coffee mornings and regular lunchtime outings arranged by the residents. A local manager looks after buildings and grounds maintenance and repairs, as well as offering further advice and support as required. Additional help and assistance is available via Hanover's 24 hour emergency call system.

## LOCATION

Strawberry Court is a five minute walk from the thriving area of Falsgrave where there are shops, cafes, restaurants and public houses. It is currently well served by buses 2,3 and 9 and its just over 5 minutes by bus to the railway station.

## PROPERTY DESCRIPTION

The accommodation comprises a welcoming entrance hallway with storage, a spacious lounge/diner with ample room for both relaxing and dining, a fitted kitchen, two well-proportioned bedrooms, and a bathroom. The principal bedroom benefits from fitted wardrobes, providing excellent storage.

A particular feature of the apartment is the private balcony, offering an ideal place to sit and enjoy views over the attractive communal gardens and surrounding greenery.

For added peace of mind, emergency pull cord assistance is available in both the hallway and bathroom and there is a personal pendant that is linked to the warden call service.

Residents of Strawberry Court benefit from an excellent range of communal facilities designed to enhance independent living, including a residents' lounge, laundry room, beautifully maintained gardens, communal parking, and a guest suite available for visiting family and friends (charges apply).

Conveniently located within easy reach of local amenities and transport links, this delightful apartment presents an excellent opportunity for those seeking a secure, comfortable and sociable retirement lifestyle.

## LOUNGE DINER

5.80 x 2.86 (19'0" x 9'4")

## KITCHEN

2.96 x 1.81 (9'8" x 5'11")

## BEDROOM

4.77 x 2.59 (15'7" x 8'5")

## BEDROOM

3.50 x 2.49 (11'5" x 8'2")

## BATHROOM

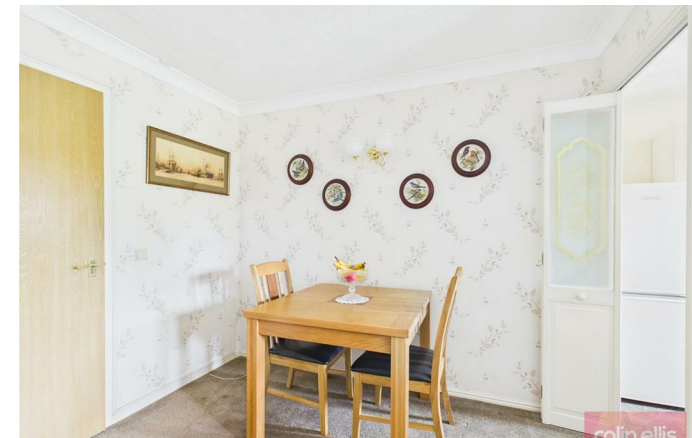
2.03 x 1.67 (6'7" x 5'5")

## TENURE

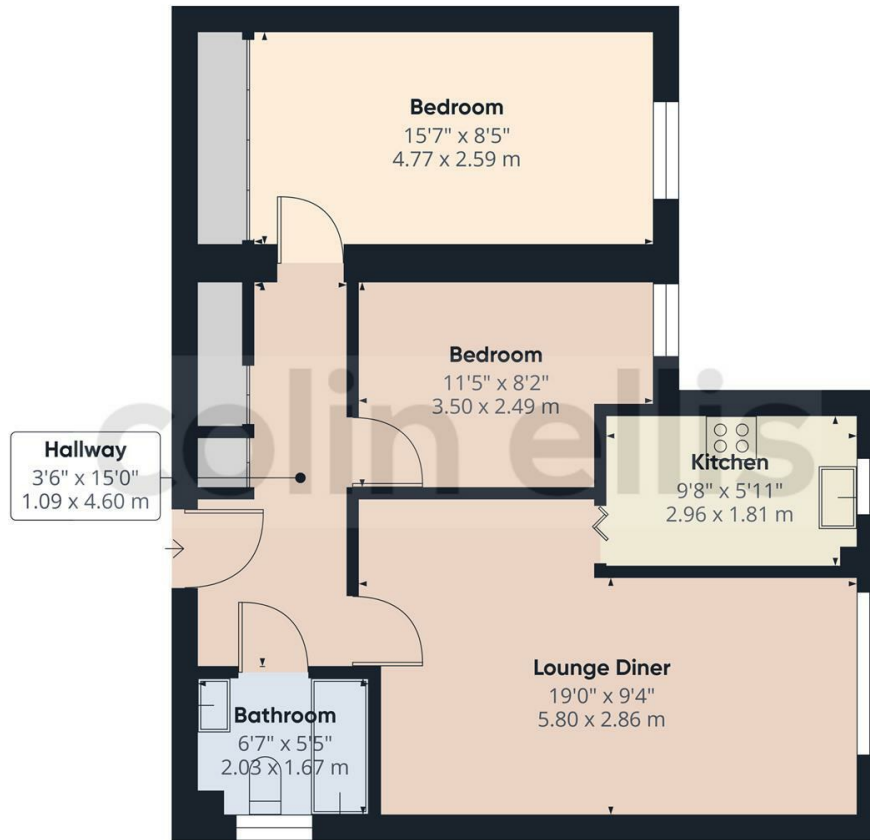
Our vendor has informed us of the following:

- \* The service charge is £286 per month
- \* Pets are allowed
- \* Assured Periodic Tenancy (APT) are allowed
- \* No Holiday lets

Please note all matters of tenure are subject to verification and clarification in a contract of sale







Approximate total area<sup>(1)</sup>  
623 ft<sup>2</sup>  
57.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

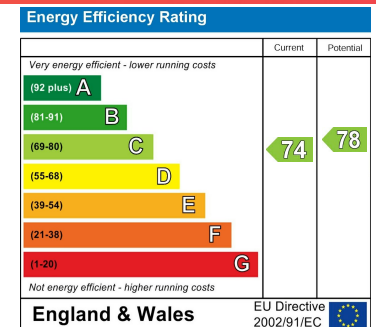
GIRAFFE360

## Strawberry Court - 18819546

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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