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CHARTERED SURVEYORS
For over 30 years

Flat 1, Albany House, 10 Holbeck Hill

Offers Over £200,000



- TWO BEDROOM GROUND FLOOR FREEHOLD FLAT
- MODERN, NEWLY FITTED KITCHEN
- COMMUNAL GARDENS & TANDEM GARAGE
- IN GREAT DECORATIVE ORDER THROUGHOUT
- OFFERED WITH NO ONWARD CHAIN
- SOUGHT AFTER 'HOLBECK' LOCATION

We are delighted to present this elegant two-bedroom ground floor apartment, nestled in the highly sought-after South Cliff area of Scarborough. Set within a traditional red-brick purpose-built development of just six flats, this beautifully maintained home offers a harmonious blend of charm and modern comfort.

The property welcomes you via a communal entrance hall, leading into a central hallway that provides access to the accommodation. The dual-aspect lounge is light and inviting, featuring a characterful fireplace with gas fire and an adjoining dining area - perfect for relaxing or entertaining. The newly fitted kitchen is thoughtfully designed with contemporary wall and base units, roll-top work surfaces, ceramic hob, electric oven, extractor, and an enamel sink and drainer, complemented by a recently installed gas-fired combination boiler (with guarantee in place) and ample space for appliances. Both bedrooms are generously proportioned, each benefitting from fitted wardrobes, while the bathroom is appointed with a modern low-profile bath, shower over, low-flush WC and wash hand basin.

The apartment has been recently redecorated and is offered to the market in great decorative order, with new floor coverings, double glazing and efficient gas central heating throughout. A tandem garage (9.6m x 2.8m) with power and light provides valuable additional convenience. The property is set within a sought after location within close proximity to Scarborough's renowned Esplanade, Italian Gardens and the Town Centre itself.





GROUND FLOOR

Entrance Hall

9' 6" x 6' 7" (2.90m x 2.00m)

Lounge

17' 5" x 14' 5" (5.30m x 4.40m)

Dining Room

14' 5" x 11' 2" (4.40m x 3.40m)

Kitchen

10' 2" x 6' 11" (3.10m x 2.10m)

Bedroom One

14' 1" x 9' 6" (4.30m x 2.90m)

Bedroom Two

9' 2" x 8' 10" (2.80m x 2.70m)

Bathroom

8' 10" x 7' 3" (2.70m x 2.20m)

TENURE

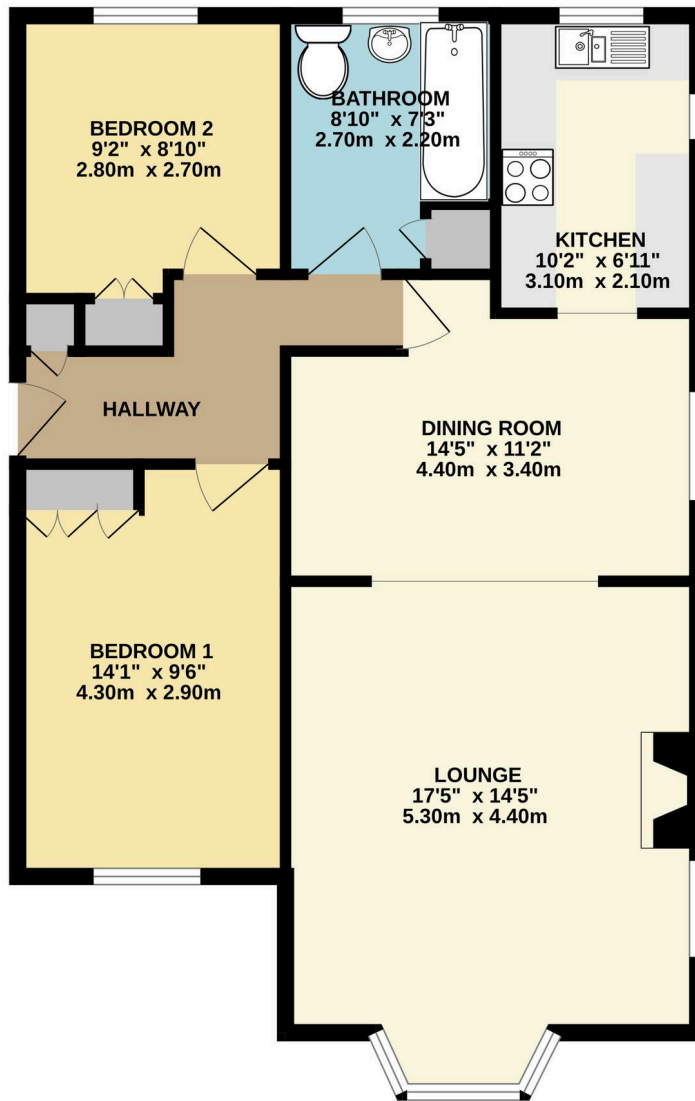
We have been informed that the property is Freehold Flat. There is a maintenance agreement in place with Nicholsons at a cost of approximately £1000 per annum. This includes building insurance, garden maintenance, cleaning and lighting in the communal areas.

HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

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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Interested?

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With you every step of the way



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