

CPH ESTATE AGENTS & CHARTERED SURVEYORS
For over 30 years

24 Holbeck Mews, Filey Road

Guide Price £30,000







24 Holbeck Mews

Filey Road, Scarborough

- Two Bedrooms
- Spacious living area
- Private parking
- Built-in storage
- Well-maintained communal areas

Located within this enviable purpose-built OVER 55s RETIREMENT COMPLEX, a TWO BEDROOM SECOND FLOOR LEASEHOLD APARTMENT which is well located on Scarborough's highly regarded SOUTH SIDE with well-maintained COMMUNAL GARDENS, OFF-STREET PARKING and is offered to the market with NO ONWARD CHAIN.

Holbeck Mews is a purpose built retirement complex comprising of self-contained apartments. Located on a prominent corner position on Scarborough's South Cliff and designed for the over 55s to provide independent living in a pleasant secure environment. Facilities within the building include: lift to all floors, lounge and reception area, guest suite and the services of a house manager. The accommodation comprises on the second floor; entrance hall with built-in storage, a generous lounge/diner, a fitted kitchen, a master bedroom, two bedrooms and a bathroom. External to the property lies maintained communal gardens and limited resident/visitor parking.

Viewing does come highly recommended. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk.

Council Tax band: C

Tenure: Leasehold







ACCOMMODATION:

SECOND FLOOR

Hallway

Lounge / diner
22' 4" x 13' 9" (6.80m x 4.20m)

Kitchen
12' 2" x 4' 11" (3.70m x 1.50m)

Bedroom 1
14' 1" x 8' 10" (4.30m x 2.70m)

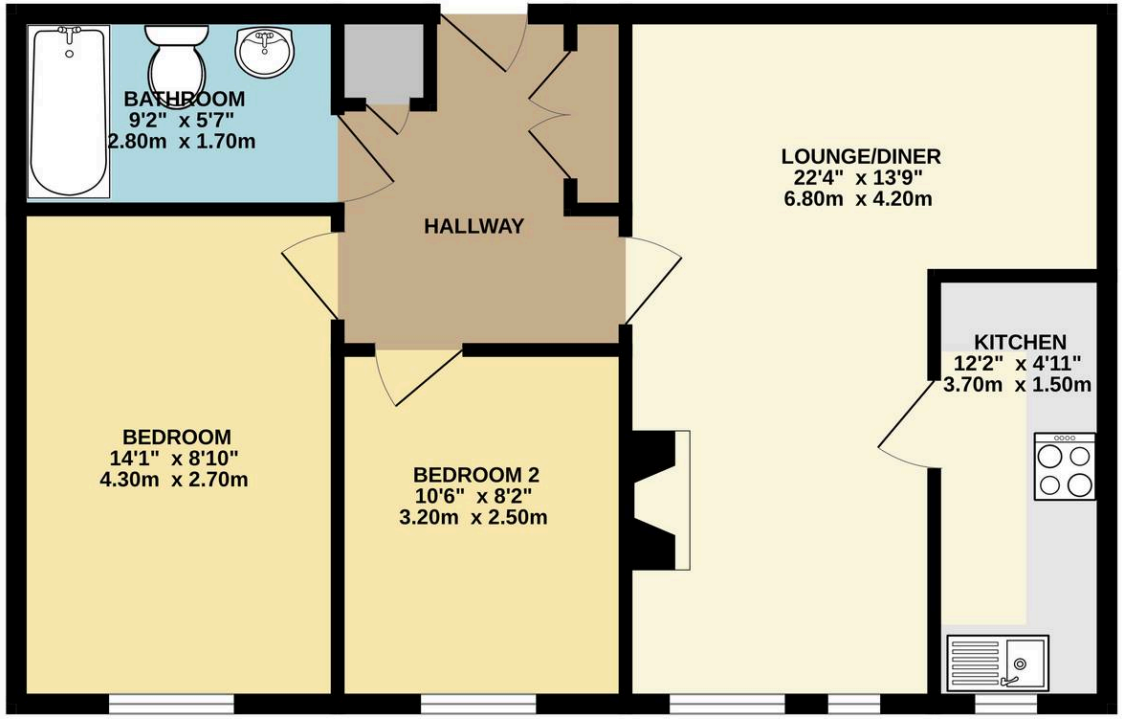
Bedroom 2
10' 6" x 8' 2" (3.20m x 2.50m)

Bathroom
9' 2" x 5' 7" (2.80m x 1.70m)

Tenure/Maintenance
There is a lease in place that is due to expire on 06/06/2109. Anchor Housing are the managing agents and the monthly fee of CIRCA £241.70. The monthly service charge includes all block insurance policy, maintenance to the building, communal areas, the lift, gardening and lighting to the car park areas.

HMRC DISCLAIMER
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.

607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132