



colin ellis

**Filey Road,
Scarborough, YO11 2TP**

A well-presented two bedroom first floor apartment forming part of the popular and purpose-built Hartford Court over 55's retirement development, ideally located on the sought-after south side of Scarborough. The property benefits from a range of communal facilities and is perfectly suited for those seeking independent living with added peace of mind.

Guide Price £80,000

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PROPERTY DESCRIPTION

This bright and spacious apartment offers comfortable accommodation throughout, including a hallway with ample storage, a welcoming lounge, a fitted kitchen, two well-proportioned bedrooms, and a modern shower room. The property is neutrally decorated and ready to move into, with pleasant outlooks over the communal gardens.

LOCATION

Situated on Scarborough's desirable south side, the property offers convenient access to:
Local shops & amenities
Public transport
The Esplanade & South Bay

LIVING ROOM

3.41 x 4.48 (11'2" x 14'8")

KITCHEN

2.70 x 1.72 (8'10" x 5'7")

BEDROOM

2.77 x 3.49 (9'1" x 11'5")

BEDROOM

2.34 x 4.15 (7'8" x 13'7")

BATHROOM

1.68 x 2.05 (5'6" x 6'8")

DEVELOPMENT & COMMUNAL FACILITIES

Hartford Court is a purpose-built retirement development offering:

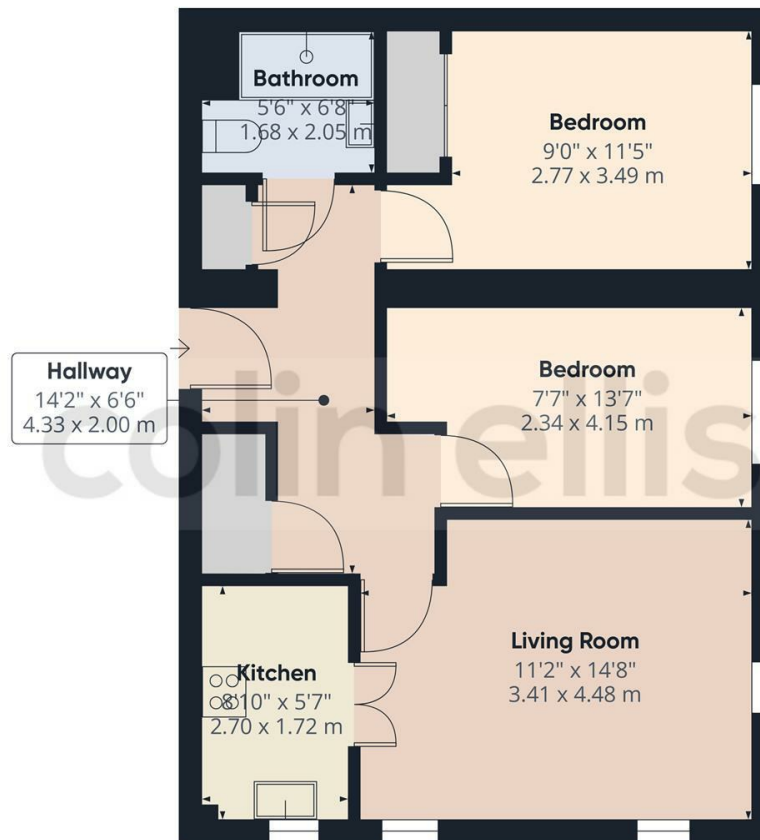
- Residents' communal lounge, ideal for socialising
- Landscaped communal gardens
- Guest suite for visiting friends and family (subject to charges & availability)
- Lift access to all floors
- Pull cord emergency response system

TENURE

Our vendor(s) have advised us of the following:
Pets allowed, must be approved by landlord
Approx £5,000 a year maintenance and ground rent £292.64 x2
Please note all matters of tenure are subject to verification and clarification in a contract of sale







Approximate total area⁽¹⁾
566 ft²
52.6 m²

(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



Filey Road - 18792816

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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