



colin ellis

Filey Road, Scarborough, YO11 2TP

A well presented one bedroom second floor apartment within a purpose-built over 55's development, offering comfortable independent living alongside a range of useful communal facilities. The property features a bright lounge, modern fitted kitchen, double bedroom with fitted wardrobes and a shower room. Further benefits include residents' parking, lift access to all floors, communal lounge, attractive communal gardens and a pull-cord emergency response system. A guest suite is also available for visiting friends and family, subject to availability and an additional charge.

Guide Price £69,000



PROPERTY DESCRIPTION

Situated on the second floor of this established over 55's development, this attractive one bedroom apartment provides comfortable and easily managed accommodation, complemented by a range of communal facilities.

The apartment is accessed via the well-maintained communal areas, with a lift serving all floors. Internally, the accommodation includes a bright and welcoming lounge, with a large window providing plenty of natural light and a pleasant outlook. There is ample room for seating together with space for a small dining table or desk, while a feature fireplace provides an attractive focal point. The modern fitted kitchen comprises a range of white wall and base units with contrasting dark work surfaces and splashbacks. A window provides additional natural light, while the kitchen also incorporates an inset sink and space for the usual appliances. The double bedroom offers generous space for bedroom furniture and benefits from fitted mirrored wardrobes, together with a window overlooking the surrounding greenery. Completing the private accommodation is a shower room, fitted with a shower enclosure, wash hand basin with vanity storage and WC, complemented by tiled walls for ease of maintenance.

Residents have access to a communal lounge, providing a pleasant space in which to relax and socialise, as well as attractive communal gardens surrounding the development. Parking is also available, providing added convenience for residents and visitors. For visiting friends and family, the development offers the useful addition of a guest suite, which is available subject to availability and an additional charge. Further benefits include lift access to all floors and a pull-cord emergency response system, offering additional reassurance within the apartment.

Overall, this is an appealing opportunity for those seeking a one bedroom home within an over 55's development, combining independent living with useful communal facilities, attractive surroundings and convenient parking.

LIVING ROOM

5.90 x 3.19 (19'4" x 10'5")

KITCHEN

2.54 x 2.34 (8'3" x 7'8")

BEDROOM

4.12 x 2.81 (13'6" x 9'2")

BATHROOM

2.02 x 1.66 (6'7" x 5'5")

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
- Carparking
- Pull cord emergency response system

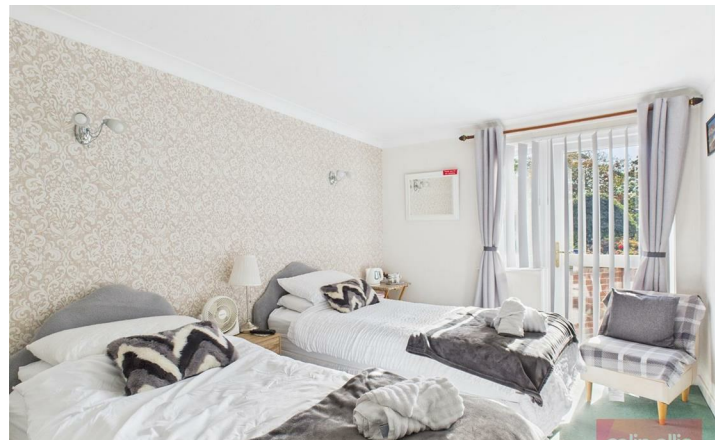
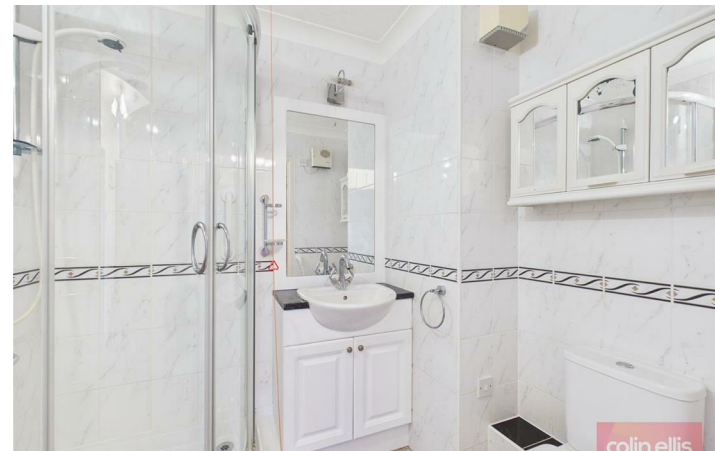
TENURE

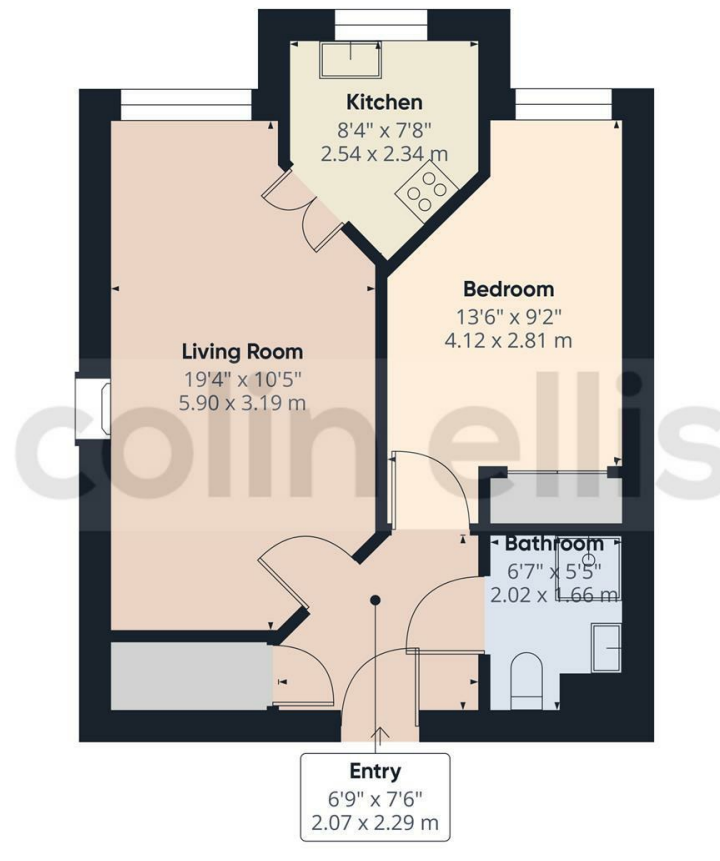
Our Vendors has informed us of the following:

- * Pets allowed, must be approved by landlord
- * £3413.66 a year maintenance and ground rent £236.94 x2

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





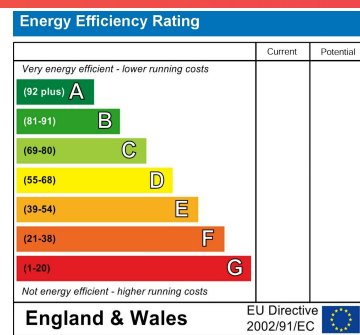


Approximate total area⁽¹⁾
454 ft²
42.2 m²

(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 - 18842450
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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