

## 29 Holbeck Mews Filey Road, Scarborough, YO11 2YQ

Guide Price £99,950

- OVER 55's INDEPENDENT LIVING
- SOUGHT AFTER SOUTH SIDE LOCATION
- MANAGER AND CALL SYSTEM
- MANAGEMENT FEE £235.54 PER MONTH
- THIRD FLOOR LEASEHOLD APARTMENT
- UPVC DOUBLE GLAZING
- OFF-STREET PARKING
- TWO SPACIOUS DOUBLE BEDROOMS
- ELECTRIC HEATING
- PRIVATE BALCONY

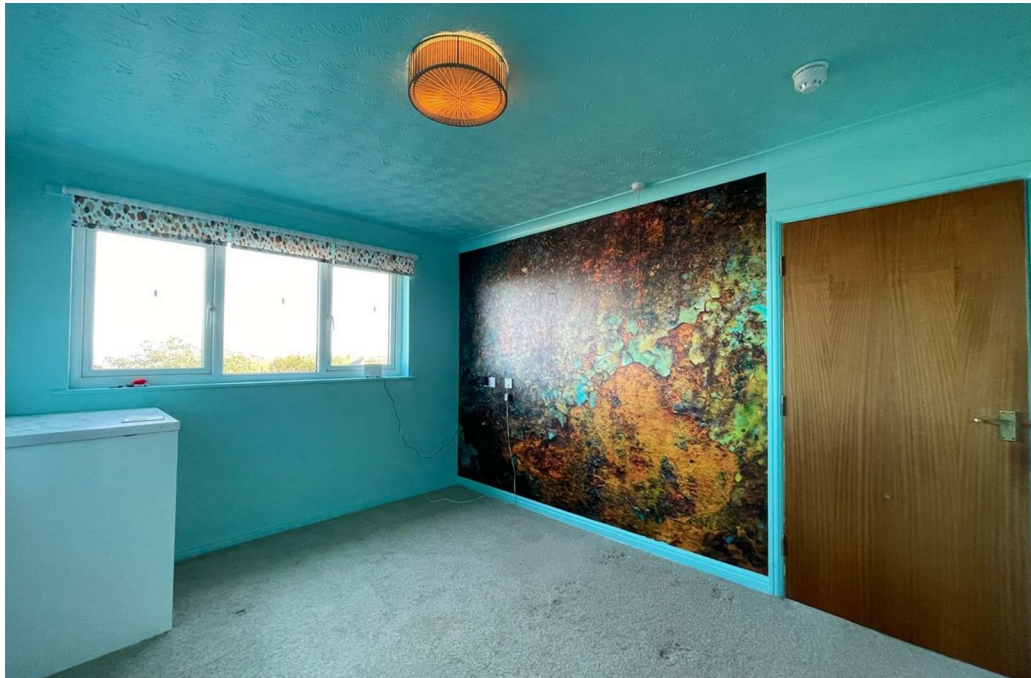


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**ANDREW COWEN ESTATE AGENTS** are pleased to bring to the market this purpose built **TWO BEDROOM THIRD FLOOR APARTMENT** designed for the over 55s to provide independent living in a pleasant secure environment, located in Scarborough's highly sought after **SOUTH SIDE**, with **PASSENGER LIFT**, **COMMUNAL GARDENS**, **OFF-STREET PARKING** AND **NO ONWARD CHAIN**, ideal for those seeking a peaceful retreat or simply looking to downsize.



Council Tax Band: C



The property briefly comprises, a welcoming spacious hallway that features a handy storage cupboard, leads to open plan living/dining room and kitchen with a range of white gloss wall and base units with integrated appliances to include, electric hob, microwave, oven and washing machine. Two good sized double bedrooms and a family three piece shower room with walk in shower cubicle.

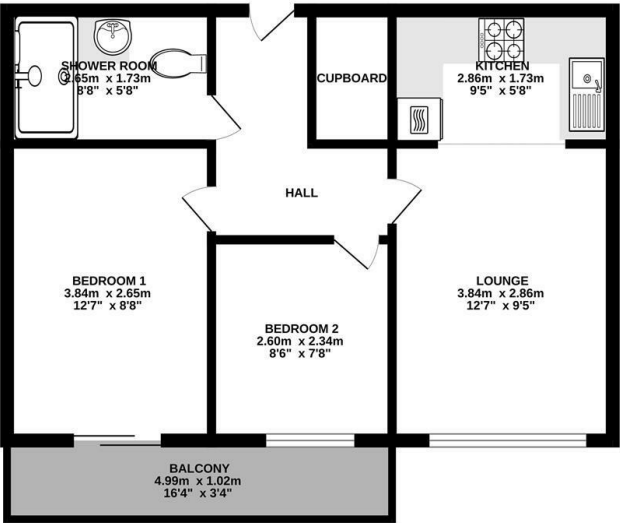
Externally the property benefits from your own private balcony, accessible from the master bedroom, where you can unwind with a morning coffee or an evening glass of wine. The apartment also benefits from off-street parking, although it is not designated, providing convenience for residents and visitors alike.

The building features a communal lounge and a drying room located on the first floor, fostering a sense of community among residents. With its prime location and thoughtful amenities, this apartment is an excellent opportunity for those seeking a comfortable home in Scarborough. \*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \* Call one of our friendly sales team today to book your viewing, 01723 377707.

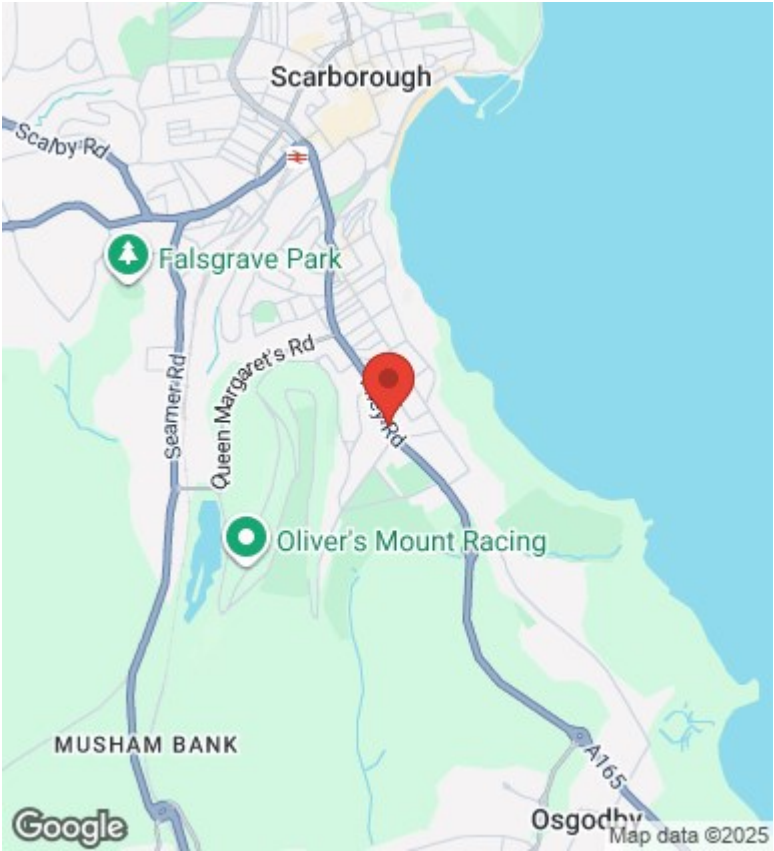




GROUND FLOOR  
43.7 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA: 43.7 sq.m. (471 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metreplan 10.0.05



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	