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CHARTERED SURVEYORS  
*For over 30 years*

Flat 5, Spa House Wash Beck Close, Scarborough

Guide Price £110,000



## Flat 5

### Spa House Wash Beck Close, Scarborough

- WELL PRESENTED FIRST FLOOR APARTMENT
- TWO BEDROOMS
- IDEAL FIRST TIME BUY/BUY TO LET
- ALLOCATED OFF-STREET PARKING SPACE
- COMMUNAL LAWNED GARDENS
- POPULAR RESIDENTIAL LOCATION CLOSE ON FALSGRAVE

We are delighted to present this well presented first floor leasehold apartment, perfectly situated in a popular residential location close to Falsgrave.

On the first floor you are greeted with a welcoming entrance hall which has built-in storage, the spacious lounge/diner has a light and airy ambience, with double doors out to a Juliette balcony to enjoy the pleasant views. The modern fitted kitchen features ample storage and worktop space, with the added benefit of integrated appliances. The apartment also benefits from a contemporary bathroom along with two bedrooms.

Additional features include an allocated off-street parking space (providing peace of mind for residents) and access to well maintained communal lawned gardens.

Located within easy reach of local shops, amenities, and transport links, this property ensures convenience and connectivity for a variety of lifestyles. With its attractive combination of modern living, sought-after location, and practical features, this apartment is not to be missed.

Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Council Tax band: B

Tenure: Leasehold

EPG Energy Efficiency Rating: C





## FIRST FLOOR

### Hall

14' 9" x 11' 10" (4.50m x 3.60m)

### Lounge/Diner

14' 9" x 12' 6" (4.50m x 3.80m)

### Kitchen

12' 2" x 9' 2" (3.70m x 2.80m)

### Bedroom One

17' 5" x 9' 6" (5.30m x 2.90m)

### Bedroom Two

10' 6" x 8' 6" (3.20m x 2.60m)

### Bathroom

8' 2" x 4' 11" (2.50m x 1.50m)

### MAINTENANCE INFORMATION

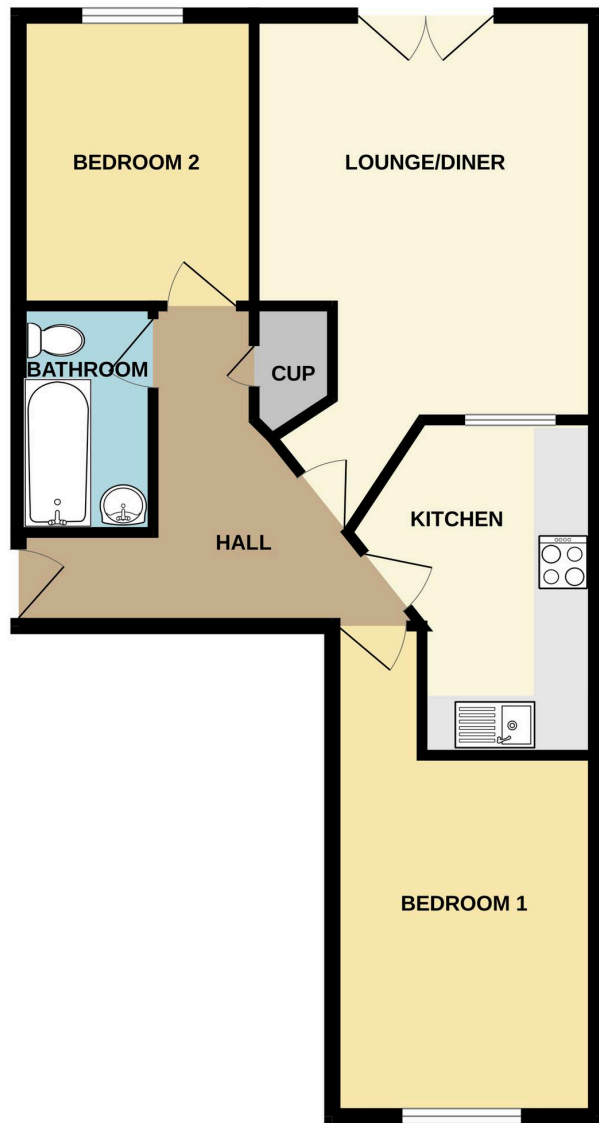
We have been advised by the vendor that the property is Leasehold with over 900 years remaining on the lease. There is a maintenance agreement in place with Walker Landray at a cost of approx (at the time of writing) of £137.50 per calendar month.



### 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.

FIRST FLOOR  
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.2 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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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