ANDREW COWEN

29 Holbeck Mews Filey Road, Scarborough, YO11 2YQ

Guide Price £90,000

- 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

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com

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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.

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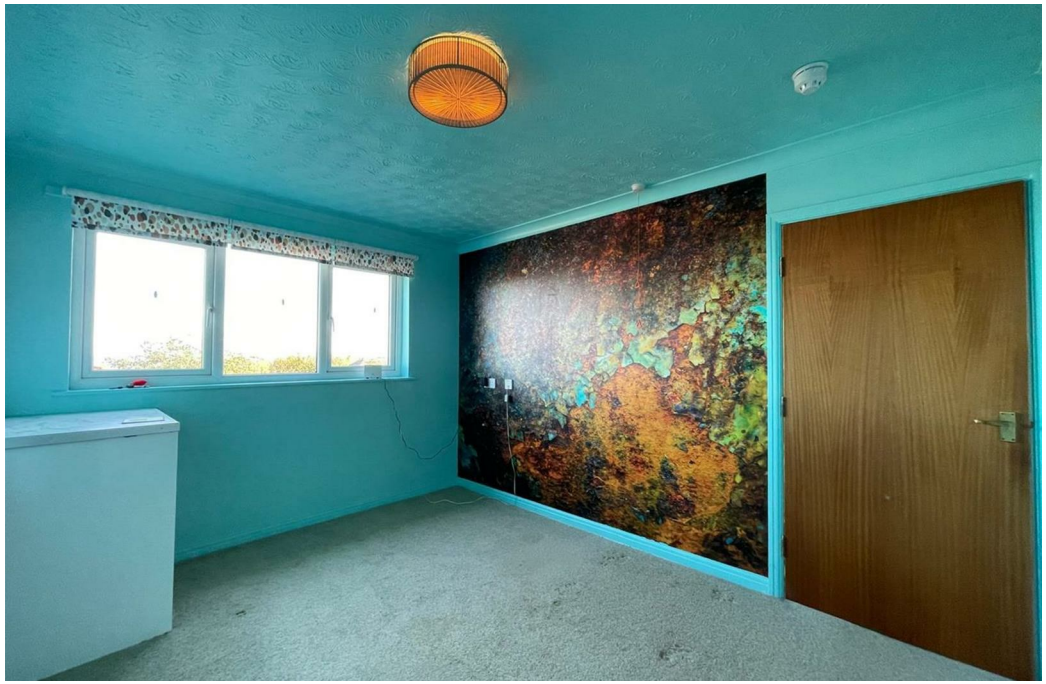
Council Tax Band: C

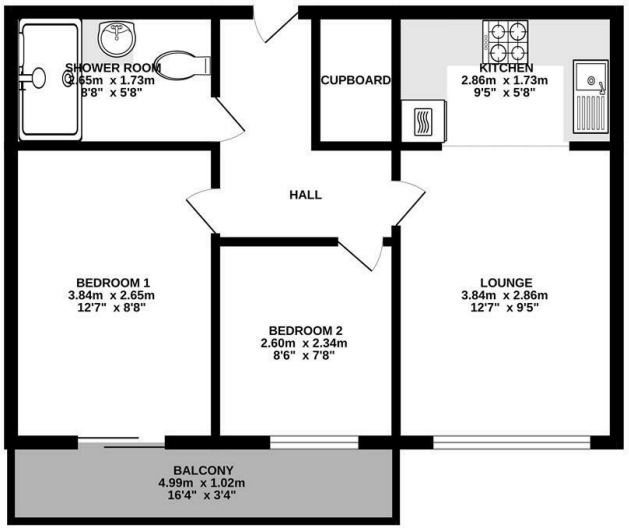


The property briefly comprises, a welcoming spacious hallway that features a handy storage cupboard, leads to open plan living/dining room and kitchen with a range of white gloss wall and base units with integrated appliances to include, electric hob, microwave, oven and washing machine. Two good sized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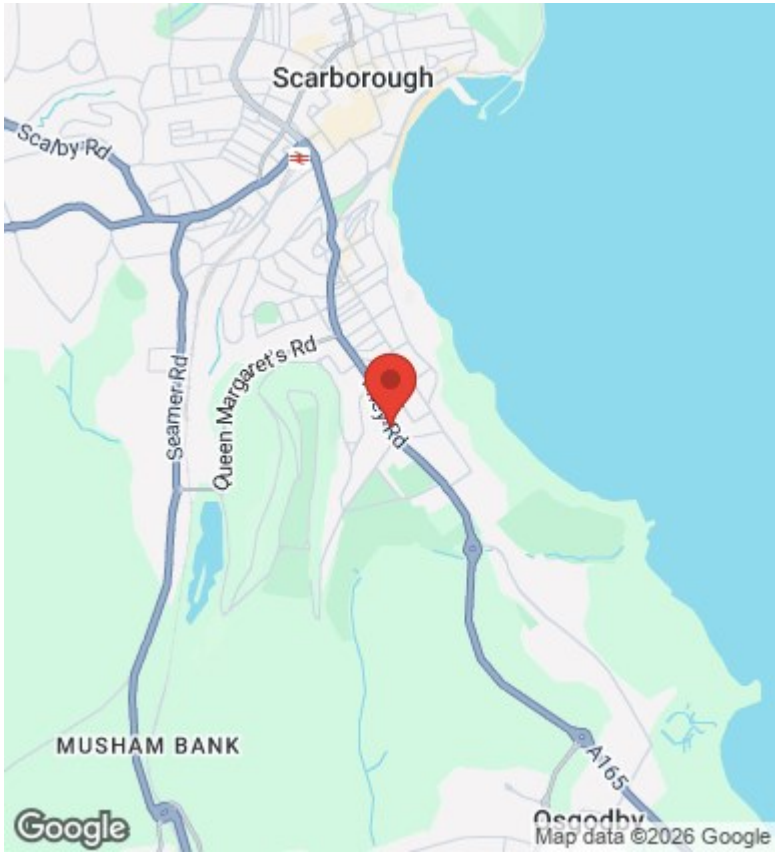

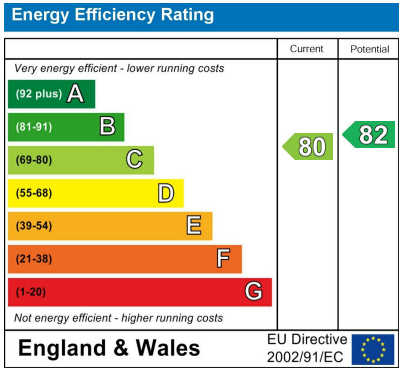

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