ANDREW COWEN

Flat 1 Holbeck Mews, Filey Road, Scarborough, YO11 2YQ

Guide Price £90,000

- Beautifully presented two-bedroom ground floor retirement apartment
- Contemporary shower room
- Situated within a well-regarded retirement development
- Spacious and bright lounge/dining area
- Well-proportioned bedrooms with fitted storage
- Conveniently located close to shops and amenities on Ramshill
- Modern fitted kitchen
- Excellent storage throughout
- Easy access to regular bus routes and pleasant cliff top walks

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

info@andrewcowen.com
www.andrewcowen.com

Flat 1 Holbeck Mews, Scarborough YO11 2YQ

A beautifully presented two bedroom ground floor retirement apartment in a highly convenient location, close to the shops on Ramshill, regular bus routes and pleasant cliff top walks. Offering a spacious lounge, modern kitchen and shower room, the property provides comfortable, low-maintenance living within a well-regarded development. Available to over 55's, if a couple, one partner must qualify.

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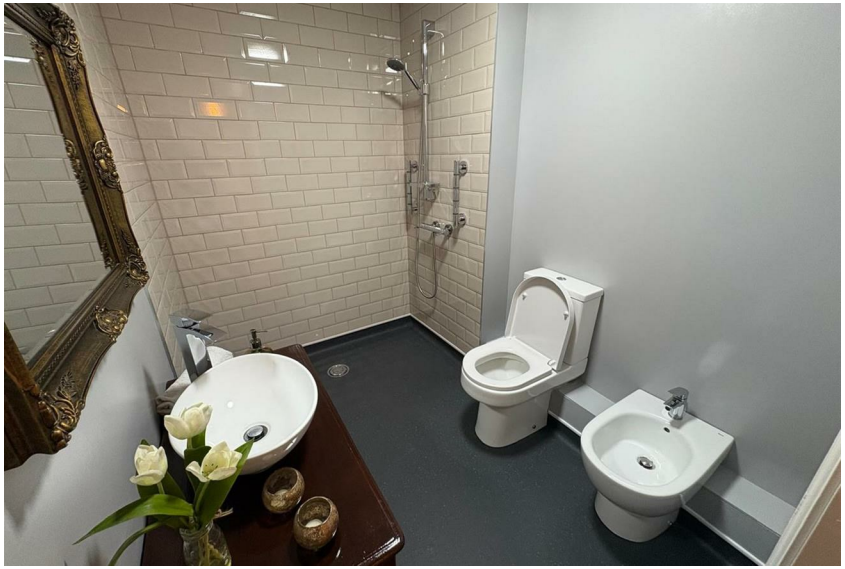
Council Tax Band: C

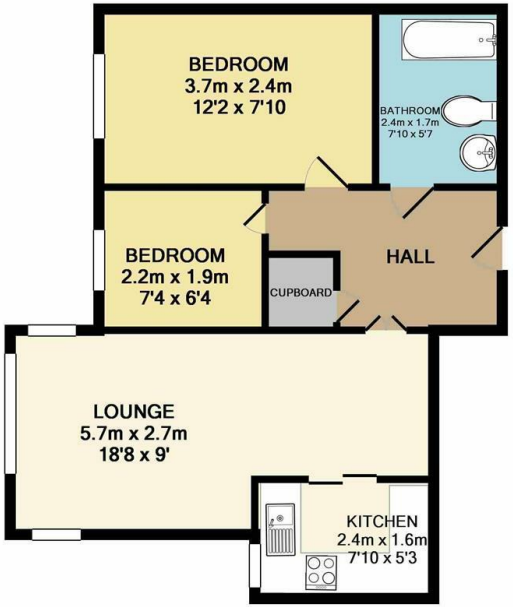
A beautifully presented and well-maintained two-bedroom ground floor apartment, situated within a highly regarded retirement development and offering comfortable, low-maintenance living in a convenient and secure setting.

The property features a bright and spacious lounge, modern fitted kitchen, shower room, excellent storage and two well-proportioned bedrooms. The development further benefits from a 24-hour emergency response system, a communal lounge and a communal laundry area, helping to provide peace of mind, convenience and a welcoming community environment.

Ideally located on a regular bus route and within easy reach of the shops and amenities on Ramshill, the apartment also enjoys pleasant walks to the nearby cliff tops and seafront.

This attractive home represents an excellent opportunity for those seeking independent retirement living in a well-regarded development. Residents must be aged 55 or over, or, in the case of a couple, at least one resident must meet the age requirement. On-site parking is available. Please note that rentals, holiday lets and pets are not permitted within the development.





TOTAL APPROX. FLOOR AREA 40.9 SQ.M. (441 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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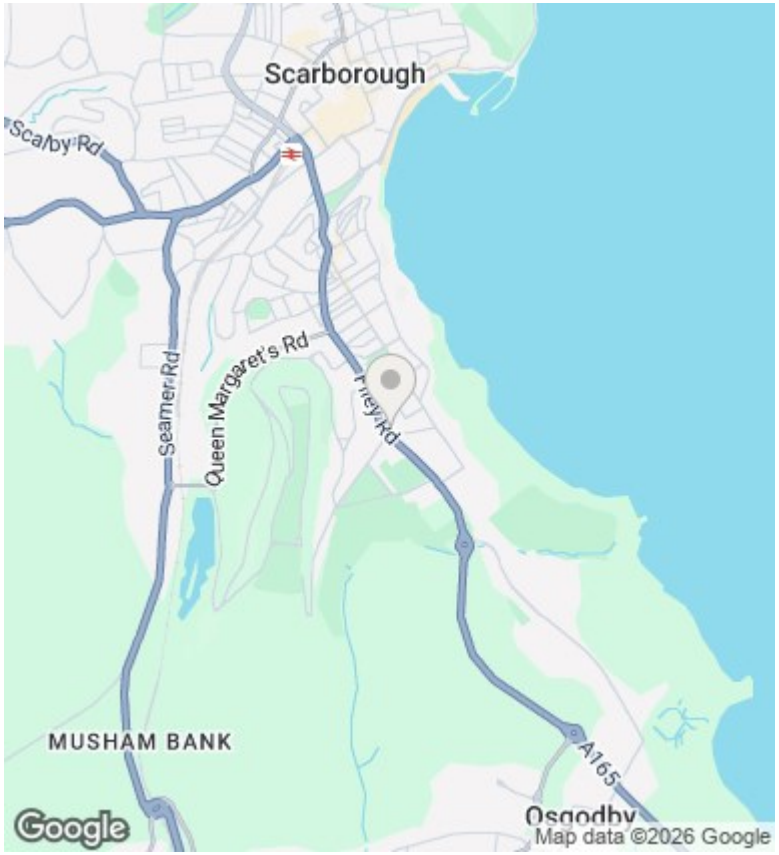
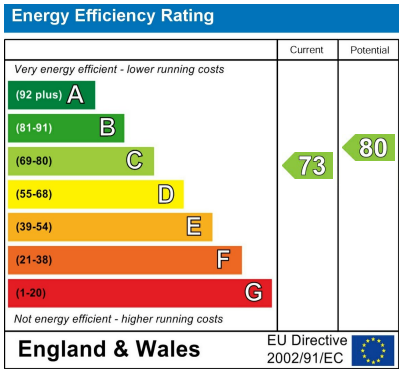


Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

Council Tax Band

C



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