



colin ellis

Keld Close, Scarborough, YO12 6UF

A well-presented two-bedroom ground floor flat situated within the popular Keld Close development in Scarborough, exclusively designed for residents aged 55 and over. The property offers comfortable and convenient living accommodation, complemented by attractive communal gardens and a peaceful setting. The ground floor position provides easy access, making this an ideal choice for those seeking a more manageable home. Offered with no onward chain, this property is an excellent opportunity for those looking to move quickly and enjoy a low-maintenance lifestyle in a convenient Scarborough location.

Guide Price £85,000



HALLWAY

4.04 x 0.93 (13'3" x 3'0")

KITCHEN

2.84 x 2.40 (9'3" x 7'10")

LIVING ROOM

3.71 x 3.63 (12'2" x 11'10")

BEDROOM

2.99 x 3.63 (9'9" x 11'10")

BATHROOM

1.71 x 2.44 (5'7" x 8'0")

BEDROOM

1.84 x 3.47 (6'0" x 11'4")

TENURE

Our vendor has informed us of the following:

- * Leasehold with a lease term of 99 Years. 99 Years remaining.

- * No Pets

- * No Holidays lets

- * No Letting

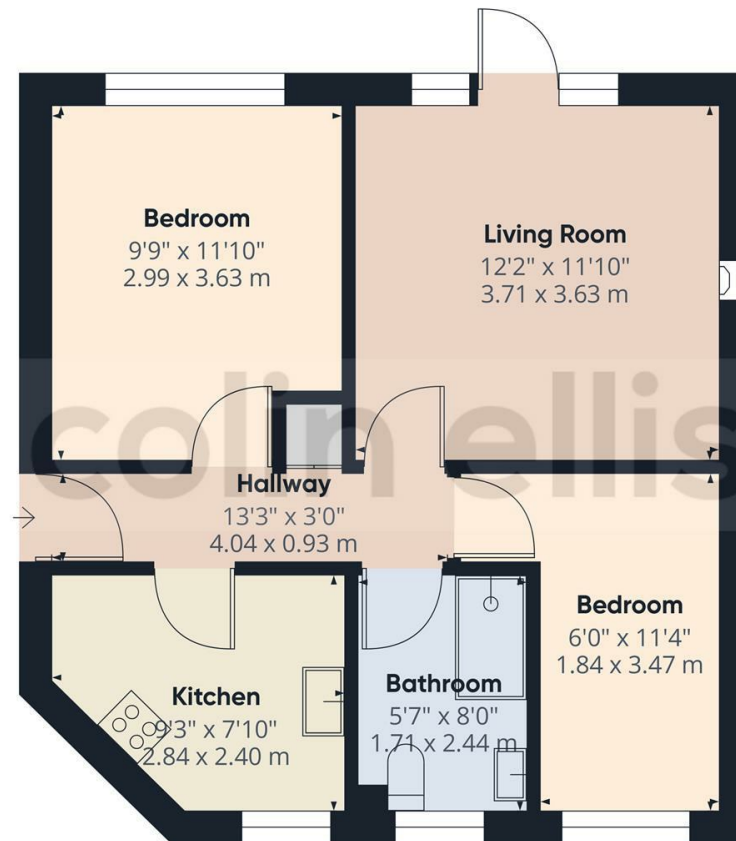
- * Maintenance charge of £468.87 Per Annum

- * Rent £460.81 Monthly

- * 50% Shared Ownership







Approximate total area⁽¹⁾
495 ft²
46 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Keld Close - 18834666

Council Tax Band - A

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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