ANDREW COWEN

# *40 Strawberry Court, Scarborough, YO12 5QU*

## *Guide Price £135,000*

- *One-bedroom bungalow*
- *Modern fitted kitchen*
- *Two communal lounges with tea-making facilities*
- *Over-55s development*
- *Generous double bedroom*
- *Communal laundry*
- *Bright dual-aspect living room*
- *Shared gardens*
- *Pets permitted**

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

**info@andrewcowen.com**
**www.andrewcowen.com**

# 40 Strawberry Court, Scarborough YO12 5QU

A well-presented one-bedroom bungalow for the over-55s, offering comfortable, low-maintenance living within an attractive development. The property features a bright living room, modern fitted kitchen, generous double bedroom and bathroom, with residents also enjoying shared gardens, two communal lounges and laundry facilities. Pets are permitted, and early viewing is recommended.

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Council Tax Band: B

Welcome to this 1 bedroom semi-detached bungalow, located in the desirable Strawberry Court on Scalby Road and offered with no onward chain.

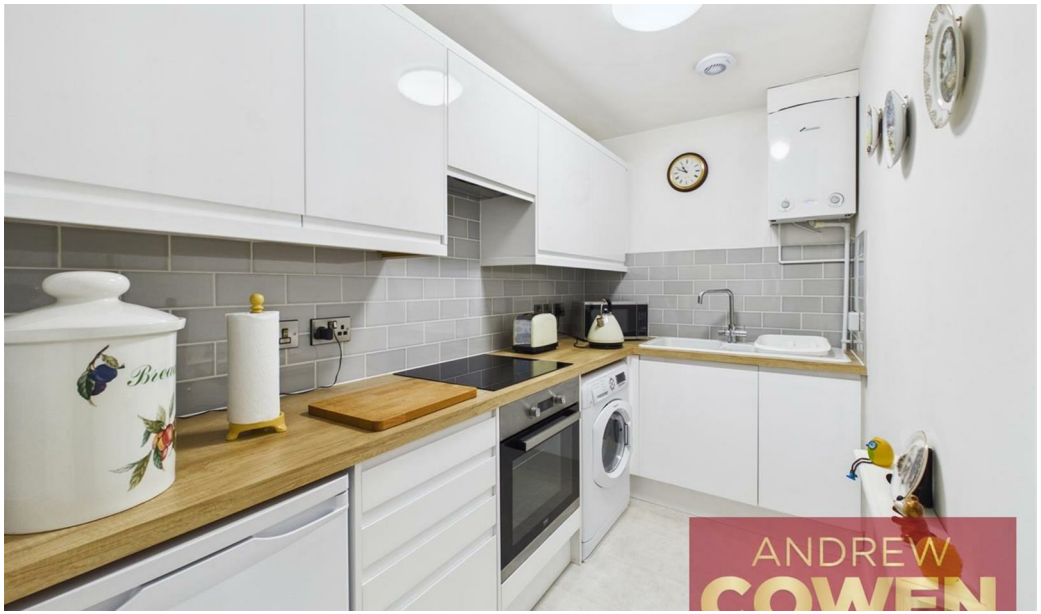
Specifically designed for those aged over 55, Strawberry Court offers a peaceful and friendly community setting. The property comprises a well-proportioned living room, fitted kitchen, comfortable bedroom and bathroom, providing an ideal home for those looking to downsize or enjoy a more manageable living space. Ideal for retirees asnd downsizers.

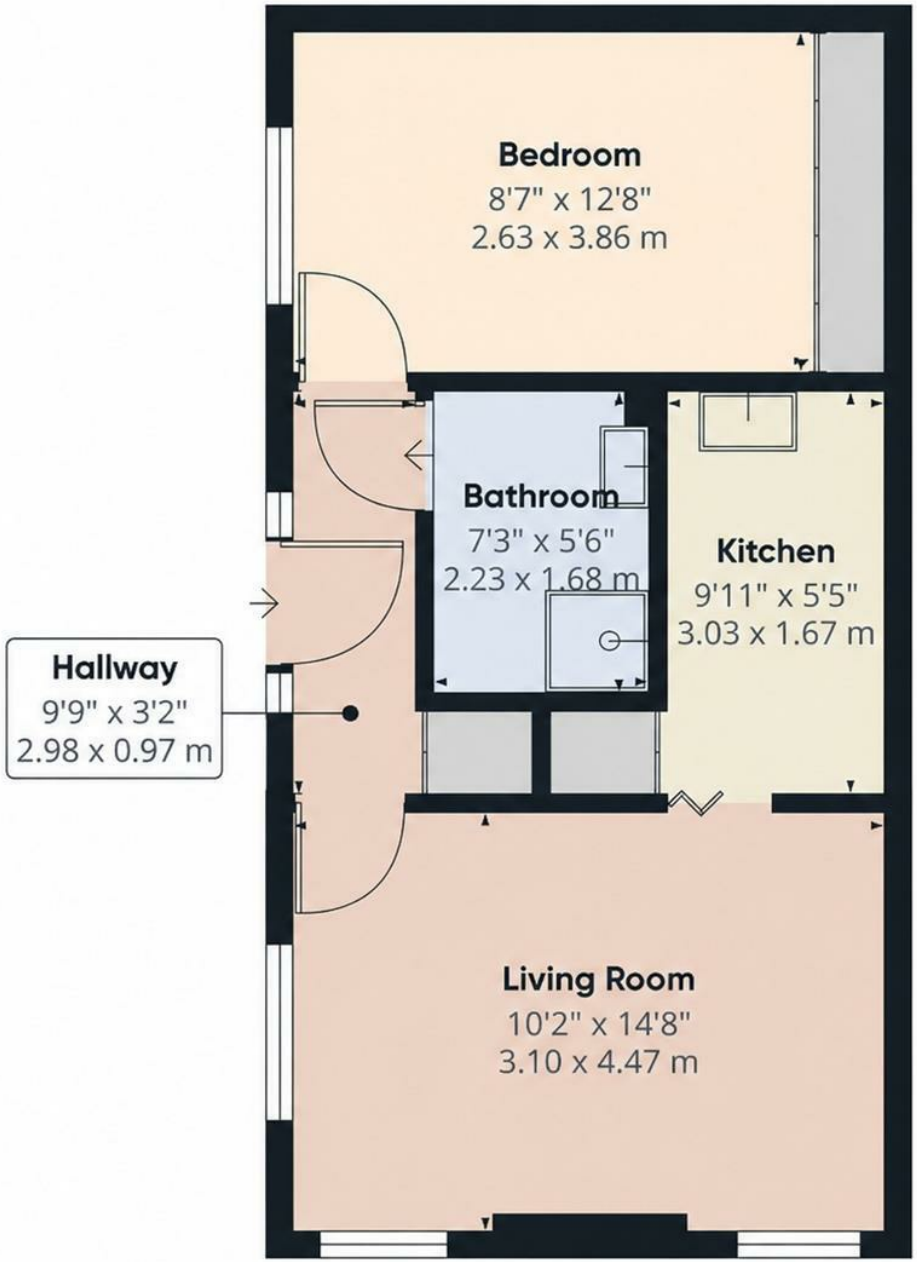
With local amenities within easy reach and attractive shared green spaces -there is a shared garden, 2 communal lounges with tea making facilities and a laundry within Strawberry Court - the property combines convenience with a pleasant community atmosphere.

This bungalow presents a wonderful opportunity for those seeking comfortable, low-maintenance living in a supportive setting. Early viewing is recommended.

The vendor has informed us that residents have the use of shared gardens and that pets are permitted. The property cannot be used for an Assured Shorthold Tenancy (AST) or as a holiday let. A monthly service charge of £263.62 is payable.

Please note that all matters relating to tenure, charges and restrictions are subject to verification and clarification in a contract of sale.






**Approximate total area**(1)

410 $ft^2$

38.1 $m^2$

(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

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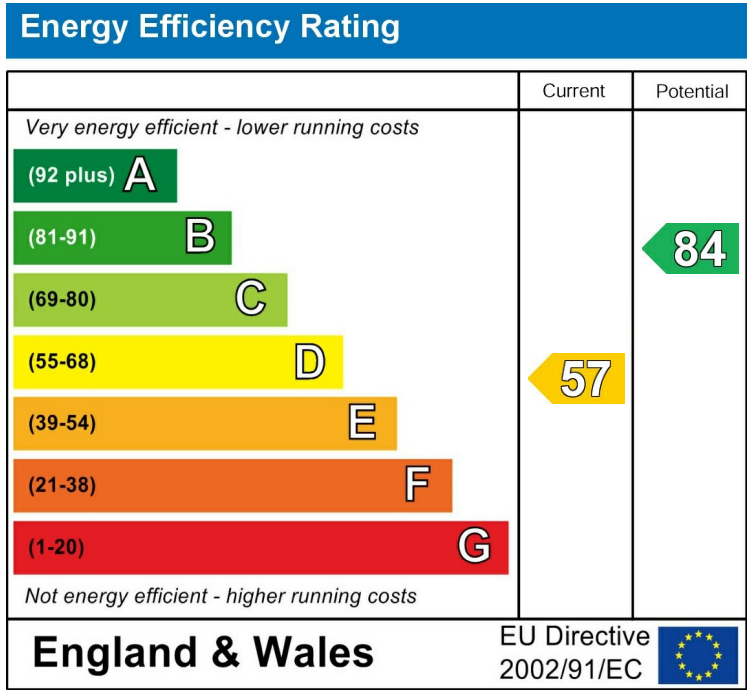


## Viewings

Call the office to make an appointment today!

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## Looking to Sell?

Book a no obligation valuation today!

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