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Flat 5, Albany House, 10 Holbeck Hill

Guide Price £180,000



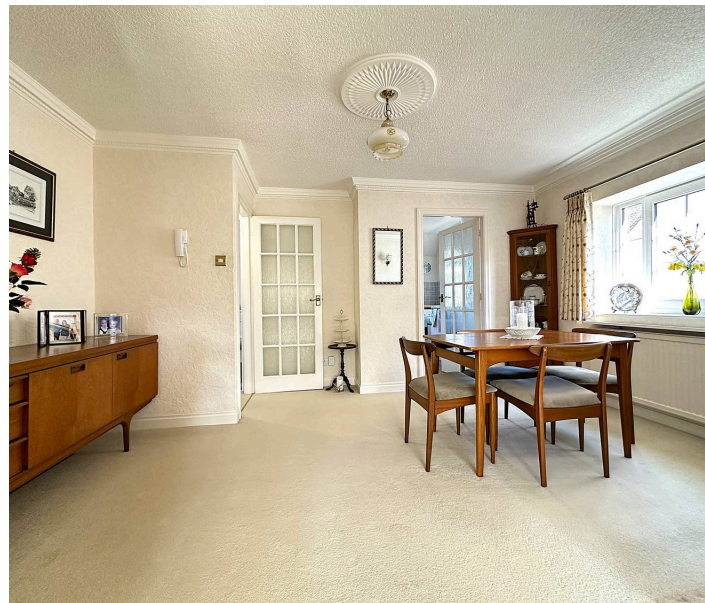
Flat 5

Albany House, Scarborough

Welcome to this charming 2-bedroom apartment nestled within a purpose-built block on Scarborough's South Cliff, offering a cosy haven for those seeking a comfortable and convenient lifestyle.

Upon entering, you are greeted by a substantial open plan lounge/diner, flooded with natural light that accentuates the spaciousness of the room. The well-thought-out layout seamlessly connects the living and dining areas, providing a versatile space perfect for both relaxing evenings and entertaining guests. The two bedrooms are tastefully decorated, exuding a sense of warmth and tranquillity and each room also benefits from the open aspect views to the front over Scarborough College running track and to rear of the property view towards the Esplanade and out to sea. This property boasts a garage to the rear, a coveted feature that adds convenience and security. (Please note that the garage is available subject to offer, providing a valuable addition for those in need of extra storage or parking space) Further enhancing the property is a substantial loft space, extending across the full area of the apartment itself, offering an impressive amount of additional space and excellent potential for storage.

Throughout the apartment, the decor is well presented, with attention to detail evident in every corner. The property has been lovingly maintained, ensuring that it is move-in ready for its new owners. Situated in a sought-after location, this apartment is offered with NO ONWARD CHAIN, making it an attractive option for those looking to make a swift and hassle-free move. The convenience of local amenities, transport links, The Esplanade and Italian Gardens further enhances the appeal of this property, offering a lifestyle of comfort and ease for its new inhabitants.





Council Tax
Band C.

Tenure/Maintenance

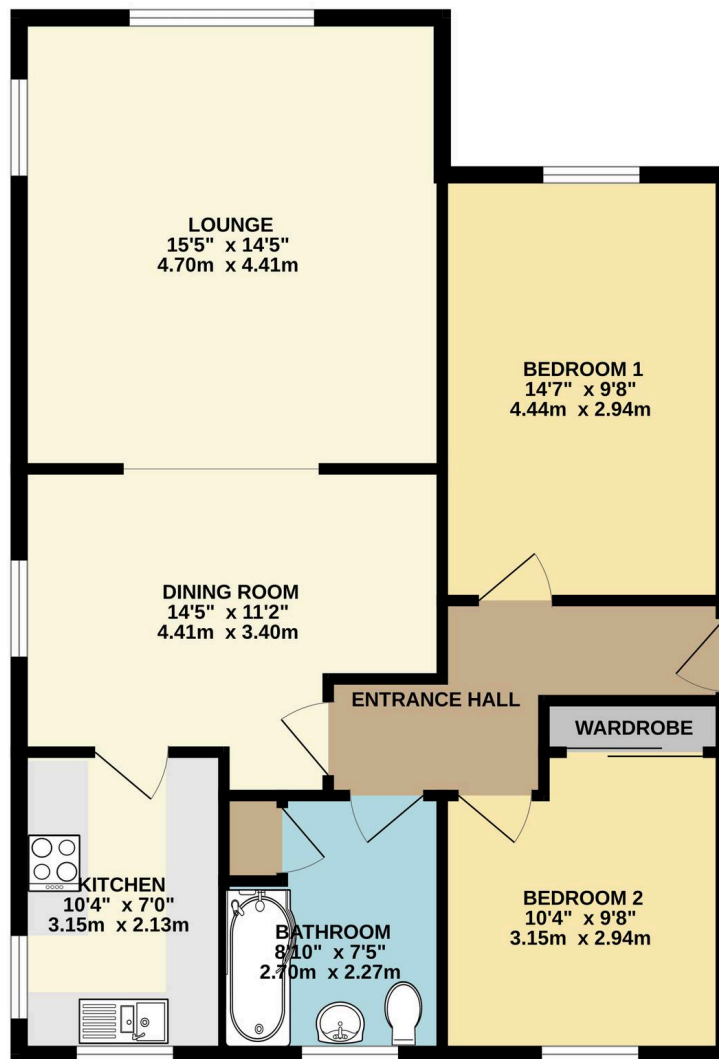
We have been informed that the property is Freehold. A maintenance agreement, presently administered by Nicholson's, is understood to be in place at a current annual cost of approximately £1,00, covering buildings insurance, garden maintenance, and cleaning and lighting of communal areas.

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.



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 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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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