



colin ellis

## Scarborough Lodge Retreat, Scarborough, YO12 4BG

Set within Scarborough Lodge Retreat, this charming two-bedroom lodge offers the perfect blend of comfort and scenic surroundings. The property features a bright and spacious open-plan kitchen and living area. The lodge boasts two bedrooms, alongside a modern bathroom and a separate WC for added convenience. Large windows and doors flood the living space with natural light, creating a warm and inviting atmosphere throughout. The property features of this property is the veranda, where you can unwind and take in the wonderful views.

Guide Price £59,950



## KITCHEN/LIVING AREA

5.86 x 3.53 (19'2" x 11'6")

## BEDROOM

2.45 x 2.80 (8'0" x 9'2")

## WC

0.70 x 1.70 (2'3" x 5'6")

## BEDROOM

1.97 x 2.35 (6'5" x 7'8")

## BATHROOM

2.08 x 1.09 (6'9" x 3'6")

## TENURE

Our vendor has informed us of the following:

- \* Leasehold
- \* Lease term 25 years
- \* 23 Years remaining
- \* Pets allowed
- \* No holidays lets
- \* No AST
- \* Ground rent £3696 PA
- \* No maintenance charge







## Scarborough Lodge Retreat - 18800216

**Council Tax Band -**

**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.

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



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