

colin ellis

**Filey Road,
Scarborough, YO11 2TP**

This beautifully presented one-bedroom, second-floor apartment is situated within the highly regarded Hartford Court over-55s development and has been finished to a high standard throughout, offering modern, comfortable living in a welcoming community. Ready to move straight into, the apartment has been tastefully decorated and benefits from quality fixtures and fittings throughout. Early viewing is highly recommended to appreciate the quality, comfort, and lifestyle this superb apartment has to offer.

Guide Price £95,000

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HALLWAY

1.97 x 2.27 (6'5" x 7'5")

LIVING ROOM

6.62 x 3.27 (21'8" x 10'8")

KITCHEN

2.49 x 2.34 (8'2" x 7'8")

BATHROOM

2.08 x 1.69 (6'9" x 5'6")

TENURE

Our Vendors has informed us of the following:

- * Pets allowed, must be approved by landlord
- * £3413.66 a year maintenance and ground rent
- £236.94 x2

Please note all matters of tenure are subject to verification and clarification in a contract of sale

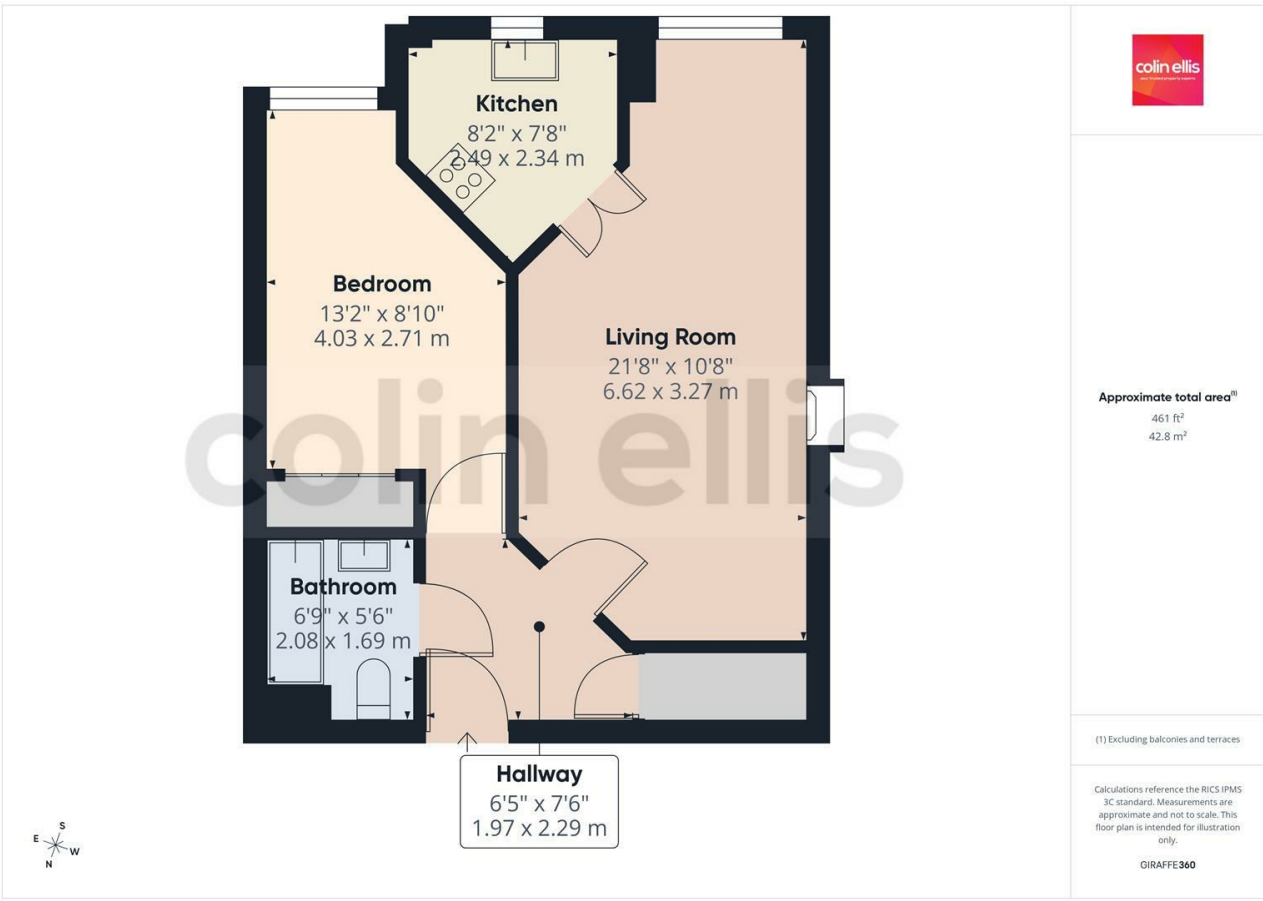
DEVELOPMENT & COMMUNAL FACILITIES

Hartford Court is a purpose-built retirement development offering:

- Residents' communal lounge, ideal for socialising
- Landscaped communal gardens
- Guest suite for visiting friends and family (subject to charges & availability)
- Lift access to all floors
- Pull cord emergency response system

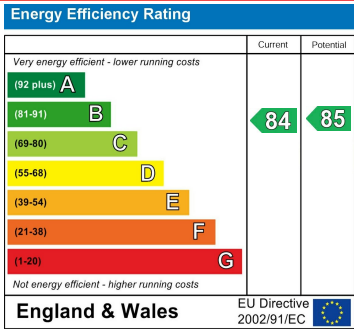






Filey Road - 18826258
Council Tax Band - C
Tenure - Leasehold

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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