



View from plot 3 rear balcony

## PLOT 3

**Two bedroom first floor apartment with views out over Scarborough Bay.**

**There are two double bedrooms (one with en suite shower room) each with Juliette balcony and french doors from the lounge to the balcony with sea views.**

Communal hall with stairs and lift to apartments, giving access to:

### HALLWAY

with store cupboard off. Thermostat. Remote entry control.

### KITCHEN

3.9m x 2.6m (12'10" x 8'6")

Full range of modern kitchen units with resin 1 ½ bowl sink unit and drainer with stainless steel tap over. AEG integrated appliances including oven, induction hob with extractor hood above, microwave, fridge/freezer, dishwasher and washer/dryer. Window to side. Radiator.

### LIVING ROOM

5.4m x 6.0m (17'9" x 19'8")

French doors giving access to balcony, and full height window with sea views. Window to side. 2 radiators.

### BALCONY

### BEDROOM 1

3.9m x 4.1m (12'10" x 13'5")

French doors with Juliette balcony to front. Radiator.

### EN SUITE SHOWER ROOM

Window to side. White wc, semi pedestal basin and shower cubicle with overhead and douche shower. Towel rail.

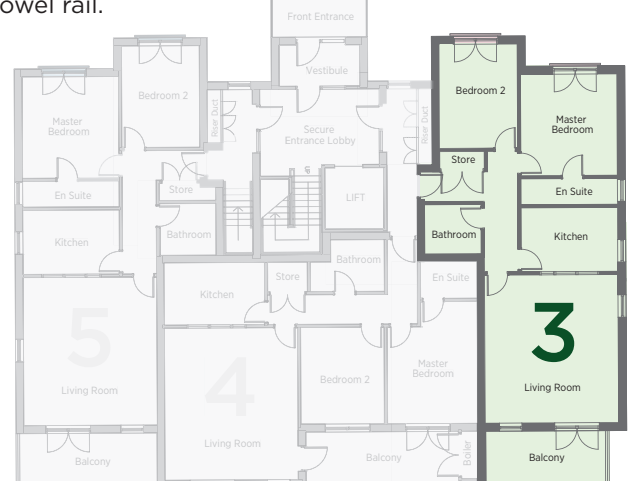
### BEDROOM 2

3.1m x 4.3m (10'2" x 14'1")

French doors with Juliette balcony to front. Radiator.

### BATHROOM

White suite including wc, semi pedestal basin and bath with overhead and douche shower with screen. Towel rail.





## GENERAL SPECIFICATION AND INFORMATION

<b>Gas boiler</b>	Worcester Bosch Greenstar gas condensing combi boiler
<b>Double glazing</b>	uPVC Argon filled doors and windows with K glass
<b>Electric</b>	Brushed stainless steel sockets and switches
<b>Lighting</b>	Recessed spotlights throughout the apartments
<b>Telephone points</b>	Lounge & Bedroom 1
<b>TV points</b>	Lounge, Bedrooms 1 & 2
<b>Aerials</b>	Communal aerial and sky dish (Sky Q compatible)
<b>EPC</b>	All apartments rated B
<b>Lift(s)</b>	One in each block giving access to all floors
<b>Kitchens</b>	All kitchens supplied and fitted by Stringers of Whitby
<b>Bathroom/Ensuites</b>	Bushboard Nuance wall panels to specified areas. Illuminated mirror with shaver point

<b>Refuse</b>	Communal refuse area within the car park
<b>Post Box</b>	Individual locked post boxes in each block entrance
<b>Access</b>	Key pad entry system and remote access for visitors
<b>Services</b>	Mains drainage, water, electricity and gas.
<b>Utility suppliers</b>	Gas & Electric: British Gas (current) Water: Yorkshire Water
<b>Telephones</b>	BT Openreach. Individual connection charges will apply
<b>Council Tax</b>	Contact Scarborough Borough Council 01723 232323 or <a href="http://www.scarborough.gov.uk">www.scarborough.gov.uk</a>
<b>Ground Rent</b>	£350 per annum
<b>Maintenance charge</b>	1/22 nd of maintenance costs and provisions. Please ask for further details.

These details are intended as a guide only and Thompson Homes reserves the right to alter/amend any details as required, they are not intended to form part of any contractual agreement. Purchasers must satisfy themselves by personal inspection.

