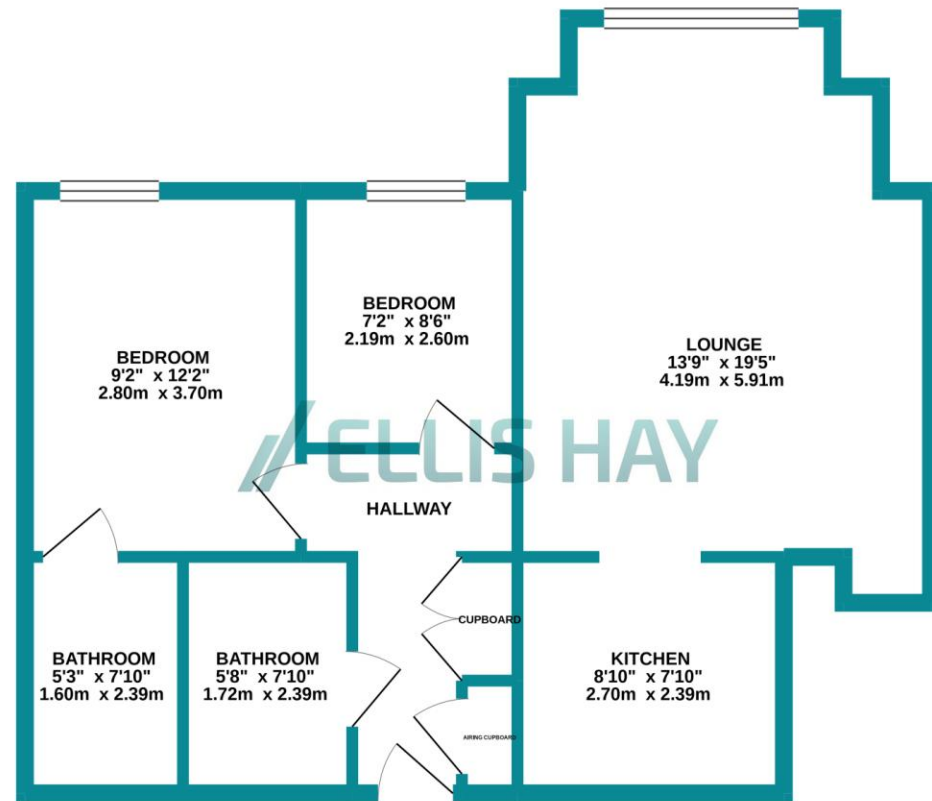


GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 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.
Made with Metreplex ©2022

EPC to follow

Tenure
Leasehold

Council Tax Band
C

Viewing Arrangements
Strictly by appointment

Contact Details

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

www.ellishay.co.uk
info@ellishay.co.uk
01723 350077

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers; however, no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance, please contact us if there is a particular aspect of the property you would like to confirm.

ELLIS HAY
Sales | Lettings | Management

FOR SALE



Apartment 21, 23 Filey Road
Scarborough, YO11 2TJ

Guide Price £121,950

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
info@ellishay.co.uk

www.ellishay.co.uk

This 2 bedroom apartment is on the first floor of an impressive and well maintained block in Scarborough with lift access. The property comprises a spacious hallway, with large built in storage cupboard and an open plan living room with attractive window seat and modern kitchen. The property has a large double bedroom with en suite, a further single bedroom and a modern family bathroom. Its location makes it ideal for town, South Cliff and further afield. The property benefits from an allocated parking space, although there are nearby transport links. WE HIGHLY RECOMMEND AN EARLY VIEWING OF THIS STYLISH APARTMENT



Property Description

COMMUNAL FRONT DOOR With video door entry system. Leading to the communal hallway with stairs and lift to all floors.

PRIVATE DOORWAY LEADING TO HALLWAY

With carpet, electric heater, entry phone system, overhead lighting and laminate flooring. There is a large built in cupboard with rail and shelving and housing the electric consumer unit and a further built in cupboard housing hot water cylinder.

LOUNGE

With carpet, electric heater TV and telephone point. There is a large double glazed bay window overlooking the front and attractive window seat with storage. Laminate flooring and overhead light. Access leading to

KITCHEN

With a range of modern wall, base units and draw units with contrasting worktop, composite sink with mixer tap and attractive metro tiled splash back. Tiled floor and

inset spotlights. Space for washing machine and tumble dryer, built in fridge/freezer, inset electric hob and oven and extractor over.

BEDROOM ONE

With carpet, electric heater, overhead light fitting, T.V point and double-glazed window overlooking the front.

EN SUITE

WC, Hand basin with tiled splash back and mirror/shaving point over. Large shower enclosure with tiled walls and bar mixer shower. Inset spotlights, tiled floor and Extractor fan.

BEDROOM TWO

With carpet, electric heater and overhead light. Double glazed window overlooking the front of the building.

BATHROOM

White 3-piece suite with shower over bath and glass shower screen. Tiled walls around bath and sink. Tiled floor, inset spotlights and extractor fan.

OUTSIDE

Communal gardens. Entrance to the building via secured

doors at the front and back and private car park

MAINTENANCE

There is currently a maintenance agreement in place with Ellis Hay. 999 year lease from 2003. Ground rent is currently £150 per annum and maintenance for 2021 was £1077.17.

DIRECTIONS

From the station proceed over Valley Bridge onto Ramshill Road, Straight on through the traffic lights and the next set of traffic lights. Edgewood is on the right, the car park is to the rear.

- 2 BEDROOM FIRST FLOOR APARTMENT
- DESIRABLE SOUTH SIDE LOCATION
- ATTRACTIVE MODERN WELL-MAINTAINED BLOCK.
- PRIVATE PARKING
- MODERN BATHROOMS AND KITCHEN

