



colin ellis

**Newby Farm Road,
Scarborough, YO12 6WA**

This TWO BEDROOM TOP FLOOR APARTMENT is situated in ALDER VIEW COURT which is a well presented over 60's development on the NORTH SIDE of Scarborough. With local shops, dentists and doctors as well as the Cinder Track for walks and Scalby Village close by. This apartment is well presented throughout and offers SPACIOUS LIVING ACCOMMODATION, viewing is highly recommended to appreciate the space and presentation.

Guide Price £250,000





PROPERTY DESCRIPTION

Alder View Court is a over 60's development operated by McCarthy and Stone and features a communal lounge, kitchen and in house manager. The communal areas have a lift and stairs to all floors as well as beautiful communal gardens. The apartment has a spacious hallway with a utility cupboard and a storage cupboard, there is a large lounge with double doors opening on to a Juliet balcony and a modern kitchen with built in appliances. The two double bedrooms are equal in size and the main bedroom has a walk in wardrobe. The modern bathroom has a walk in shower for easy access and modern tiled walls. There is plenty of storage with a large storage cupboard in the living room, another in the hallway as well as the utility cupboard. Outside is an allocated parking space.

ENTRANCE

Entrance door leading to spacious hallway with electric wall heater, ceiling light, emergency call point and two storage cupboards one of which housing electric hot water boiler and washer dryer.

LIVING ROOM

18' 11" x 10' 6" (5.77m x 3.22m)

With French doors onto Juliette balcony, two ceiling lights, feature electric fire with surround, electric wall heater, large storage cupboard with ceiling light and door to kitchen and hallway.



KITCHEN

7' 8" x 8' 1" (2.35m x 2.48m)

Fitted kitchen with range of cupboards and draws, stainless steel sink, electric hob, extractor, oven, integrated fridge freezer, uPVC double glazed window overlooking the gardens, set of ceiling spotlights and door to living room.

BEDROOM ONE

13' 5" x 9' 7" (4.11m x 2.93m)

With uPVC double glazed window overlooking the gardens, electric wall heater, ceiling light, walk in wardrobe with light and door to hall.



BEDROOM TWO

13' 10" x 9' 5" (4.24m x 2.89m)

With uPVC double glazed window overlooking the gardens, electric wall heater, ceiling light and door to hallway.

BATHROOM

7' 1" x 6' 6" (2.18m x 2.0m)

With mains operated walk in shower, hand basin with vanity unit, WC, part tiled walls, ceiling light, electric wall heater, electric radiator/towel warmer, extractor and door to hallway.



OUTSIDE

Surrounding Alder View Court are beautifully maintained communal gardens with seating areas for residents.

ADDITIONAL INFORMATION

Service Charge £3,395 PA taken monthly

Ground Rent £495.00 PA paid twice a year due for review in 2032

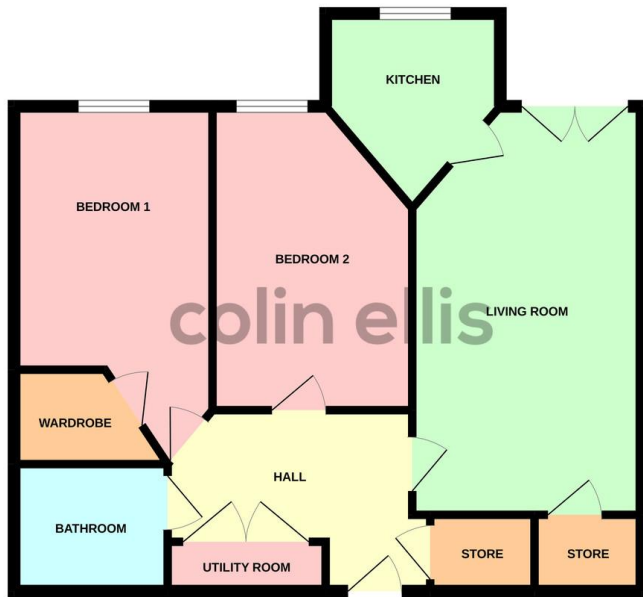
Leasehold 999 years from 2017

One pet can be taken with them but not replaced

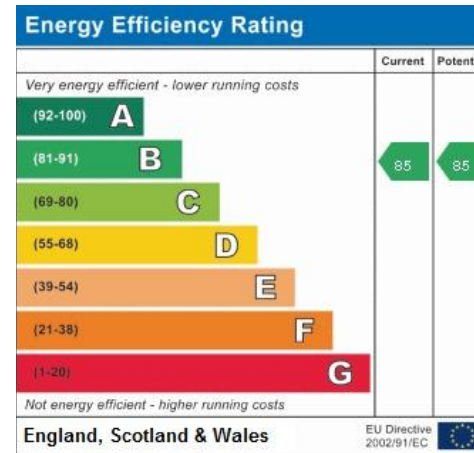
Over 60's only



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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.



Newby Farm Road - Reference Number: 11963

Council Tax Band: D

Tenure: Leasehold (994 Years)

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