



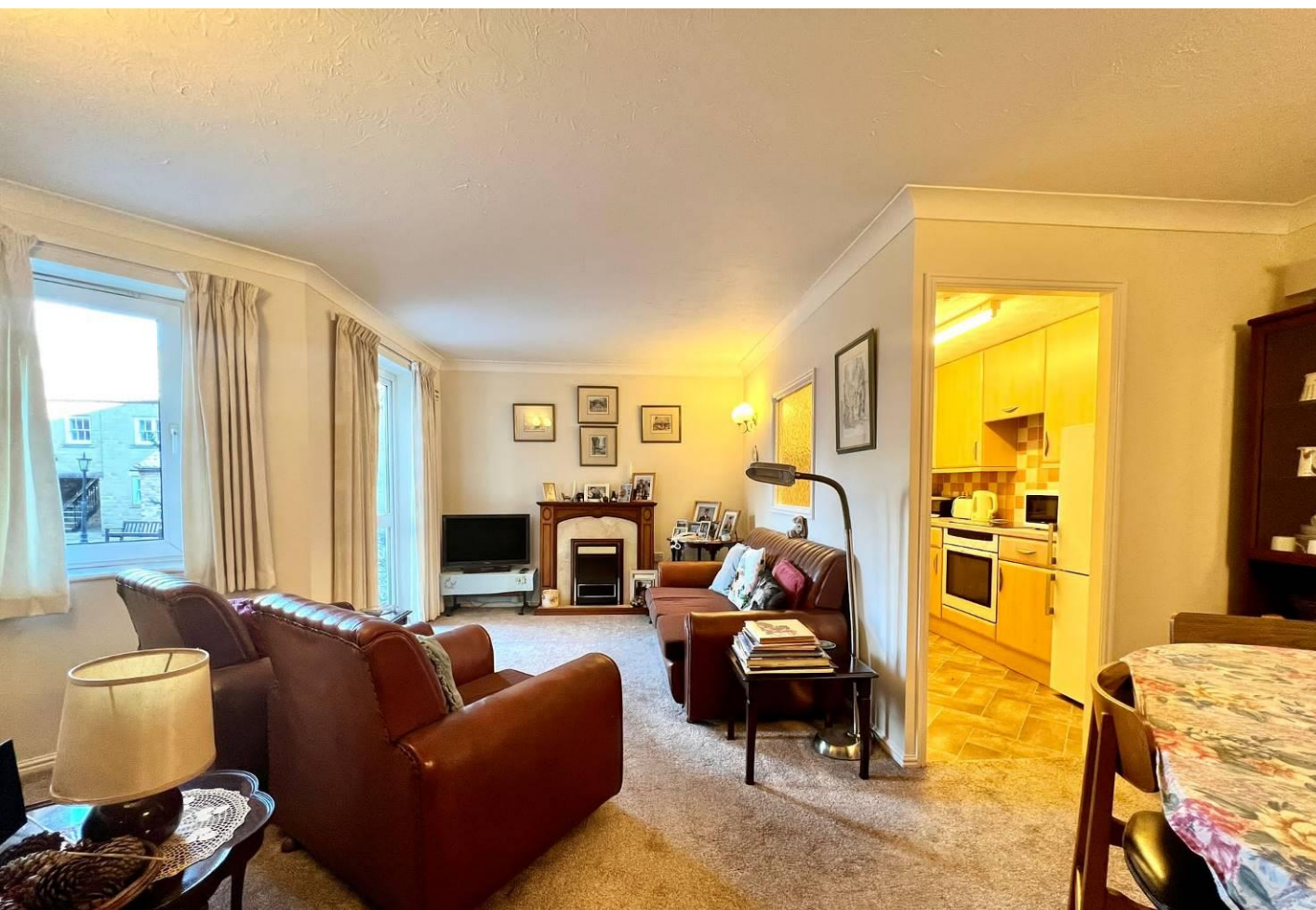
colin ellis

Strawberry Court Scarborough, YO12 5QU

This TWO BEDROOM GROUND FLOOR APARTMENT is located within STRAWBERRY COURT and offers SPACIOUS living areas and DIRECT ACCESS to the rear COURTYARD GARDENS. Strawberry Court is a well regarded over 55's development and is conveniently located for the local shops and amenities of Falsgrave as well as having great transport connections. Viewing of this property is highly recommended. NO ONWARD CHAIN.

Guide Price £95,000





COMMUNAL

Strawberry Court benefits from well maintained communal gardens, communal lounge, laundry room, lift access, secure entry system and an estate manager. There is also a guest room for use by resident's families.

ENTRANCE HALL

Front door into entrance hall with ceiling light, emergency pull cord, door entry phone system, electric wall heater, airing cupboard and door to living room.

LIVING ROOM

19' 11" x 18' 4" (6.09m x 5.61m)

uPVC double glazed window, uPVC double glazed French doors out onto patio area overlooking the courtyard, electric fire, two electric wall heaters, dining area, coving, three wall lights and opening into kitchen.

KITCHEN

10' 0" x 6' 0" (3.07m x 1.83m)

Fitted kitchen with range of cupboards and drawers, stainless steel sink, built in oven, electric hob and extractor, space for fridge freezer, ceiling light, tiled splash back, extractor and opening to living room.

BEDROOM ONE

13' 7" x 8' 3" (4.16m x 2.54m)

uPVC double glazed window, coving, wall light, fitted wardrobes, electric wall heater and door to hallway.

BEDROOM TWO

9' 5" x 8' 6" (2.88m x 2.60m)

uPVC double glazed window, coving, wall light, electric wall heater and door to hallway.

BATHROOM

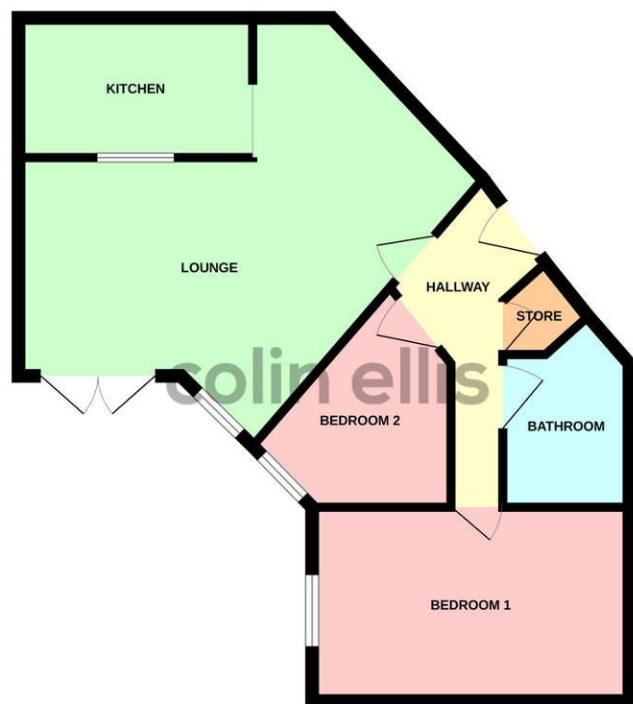
8' 2" x 5' 5" (2.50m x 1.66m)

Bath with shower over and glass shower screen, hand basin, WC, extractor, wall heater, heater towel rail/warmer, part tiled walls, emergency pull cord and door to hallway.





GROUND FLOOR



Strawberry Court - Reference Number: 12238

Tenure: Leasehold (99 Years)

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 COLINELLIS 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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