

CASTLE HEIGHTS MARLBOROUGH STREET SCARBOROUGH YO12 7GY

£155,000



In superb order throughout, this immaculate two bedroomed second floor apartment is a real credit to the vendor. Offering well laid out accommodation, this lovely home is convenient for both North and South Bays and town. Offering well maintained communal areas with lift access and underground secure parking, the apartment comprises hallway with quality flooring, bay fronted lounge with side sea views, extensively fitted kitchen with quality granite work surfaces and integrated appliances. There are two double bedrooms both with fitted modern wardrobes and a super bathroom with white suite and shower over bath plus tiled walls and floor. The property is enhanced by underfloor heating, double glazing, quality doors, chrome plug sockets and switches. There is a designated car parking space in the underground secure car parking. An absolute must for inspection.



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Colin Ellis
property services



LOCATION

From Scarborough Railway Station, proceed down Northway, turn right onto Victoria Road then continue onto Castle Road. turn left onto New Queen Street, then left into Marlborough Street with Castle Heights on the right hand side.

ENTRANCE

Communal front door with door entry phone system leading to communal vestibule, hallway and stairs with lift approach.

PRIVATE ENTRANCE DOOR TO HALLWAY

Being of a good size with ceiling light, quality Karndean oak effect flooring, cupboard.

LOUNGE

16'0" x 12'9" [4.88m x 3.89m]
Inset ceiling LED spotlights, double glazed bay window with sliding sash windows, television point, chrome effect sockets and light switches, door to hallway.

KITCHEN

9'9" x 8'10" [2.97m x 2.69m]
Stainless steel one and a half bowl sink unit with matching mixer tap, quality granite work surfaces and splashback, integrated double



Marlborough Street, Scarborough

oven and microwave, ceramic hob with stainless steel canopied extractor over, integrated dishwasher, washing machine, fridge and freezer, chrome plug sockets and light switch, inset ceiling LED lighting, Amtico floor, door to hallway.

BEDROOM 1

13'6" x 9'6" [4.11m x 2.9m]

Attractive fitted contemporary wardrobes with feature steel handles, co-ordinating set of drawers, ceiling light, sliding sash double glazed window overlooking the front, chrome light switch and plug sockets, door to hallway.

BEDROOM 2

13'9" x 11'10" [4.19m x 3.61m]

Range of fitted contemporary wood effect wardrobes with shelving, matching drawers and bedside cabinets in shaker style some with glazed fronts, ceiling light, chrome plug sockets and switches, sliding sash double glazed window overlooking the front, door to hallway.

BATHROOM

Lovely contemporary three piece white suite with low flush W.C, hand basin with mixer tap, bath with mixer tap, thermostatically controlled shower over, glass shower screen, fully co-ordinated tiled walls and floor with inset mosaic style border, heated towel warmer/radiator with thermostatic valve, shaver socket, display shelving, inset LED ceiling spotlights, extractor, feature vanity mirror with vanity light over, door to hallway.

OUTSIDE

Security parking.

EPC RATING: B

TENURE: Leasehold

MAINTENANCE

Agreement in place.

RESIDENTIAL 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.



Property Number - 110645

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**49 ABERDEEN WALK
SCARBOROUGH
NORTH YORKSHIRE
YO11 1BD**

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NEW HOMES

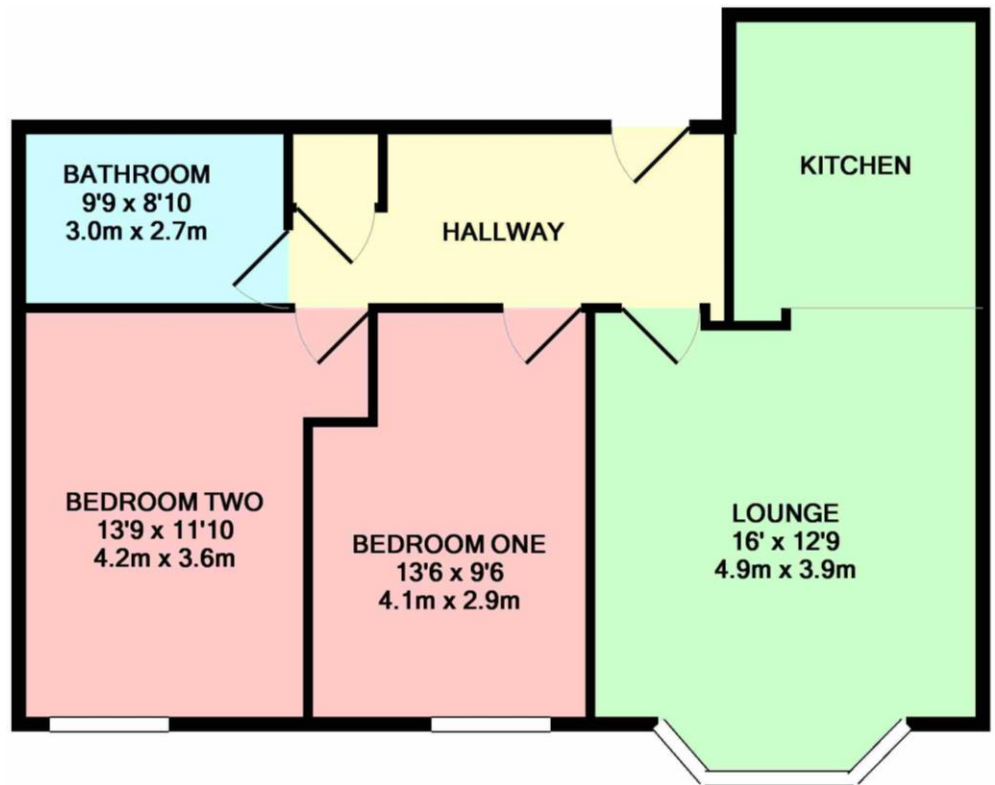
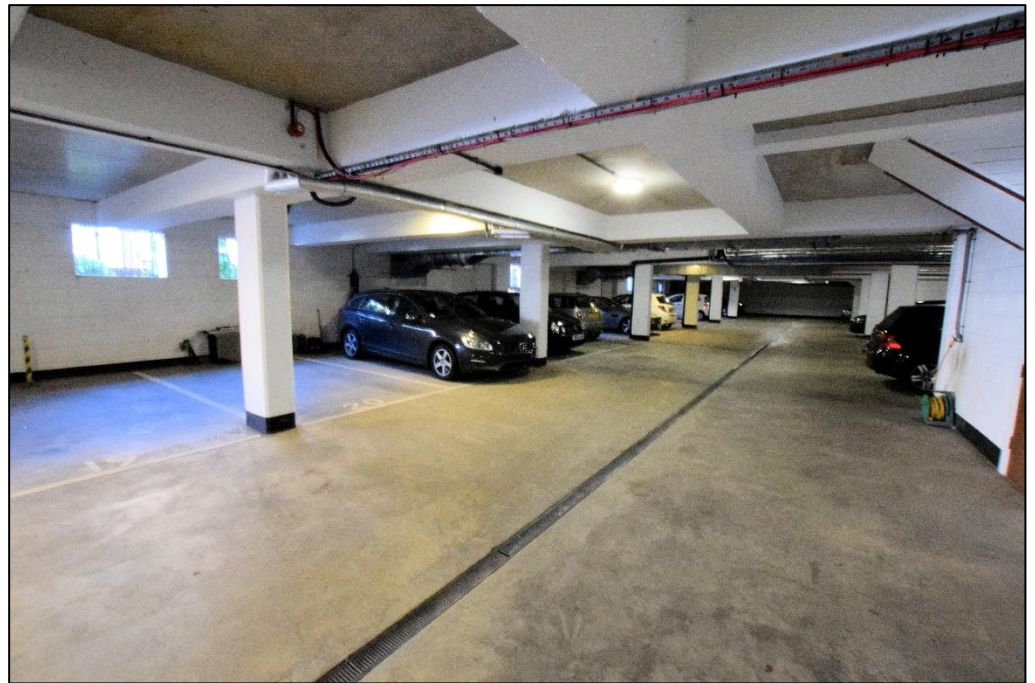
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