



# colin ellis

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## Hartford Court, 33 Filey Road, Scarborough, YO11 2TP

Guide Price £80,000

A well presented two bedroom second floor retirement apartment for the over 55's, located within the popular Hartford Court development on Filey Road. Offering a spacious living room, fitted kitchen, modern shower room, lift access, communal lounge and gardens, guest suite, secure entry and emergency pull cord assistance.

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## PROPERTY DESCRIPTION

Accessed via a secure communal entrance with lift service to all floors, the apartment opens into a welcoming hallway with useful built-in storage cupboards. The living room is a bright and spacious reception room, featuring a focal point fireplace and ample space for both lounge and dining furniture. A doorway leads through to the modern fitted kitchen, which offers a range of wall and base units, integrated oven and hob, and space for appliances.

There are two bedrooms, with the principal bedroom benefiting from fitted mirrored wardrobes. The second bedroom provides flexibility as a guest room, hobby room or study. The accommodation is completed by a contemporary shower room, fitted with a walk-in shower enclosure, wash basin set within vanity storage and WC.

## DEVELOPMENT & COMMUNAL FACILITIES

Hartford Court is a purpose-built retirement development offering:

Residents' communal lounge, ideal for socialising

Landscaped communal gardens

Guest suite for visiting friends and family (subject to charges & availability)

Lift access to all floors

Pull cord emergency response system

## LIVING ROOM

3.41 x 4.46 (11'2" x 14'7")

## KITCHEN

2.70 x 1.72 (8'10" x 5'7")

## BEDROOM

2.39 x 4.14 (7'10" x 13'6")

## BEDROOM

2.79 x 3.45 (9'1" x 11'3")

## BATHROOM

1.65 x 2.04 (5'4" x 6'8")

## TENURE

Our vendor(s) have advised us of the following:

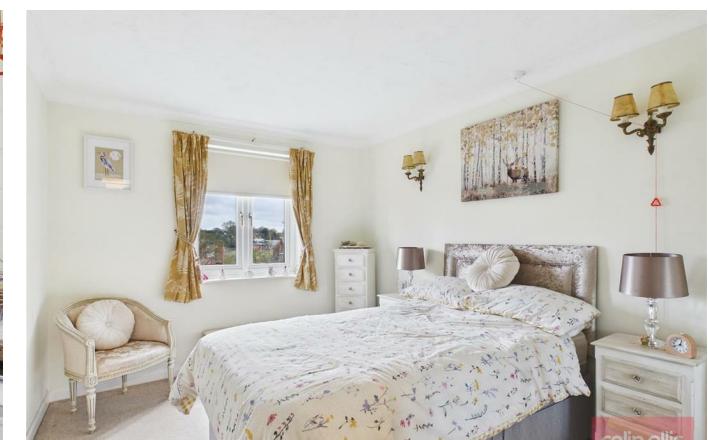
Pets allowed, must be approved by landlord

Approx £5,000 a year maintenance and ground rent £292.64 x2

Please note all matters of tenure are subject to verification and clarification in a contract of sale



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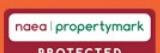
**Hartford Court, 33 Filey Road - 18778957**

**Council Tax Band - D**

**Tenure - Leasehold**

**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. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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