



colin ellis

## Filey Road, Scarborough, YO11 2TP

Forming part of this well regarded OVER 55s DEVELOPMENT, set in attractive gardens with residence parking, we are pleased to be able to bring to market this well presented ONE BEDROOM GROUND FLOOR APARTMENT which offers an excellent opportunity to enjoy additional facilities including residents lounge and laundry room. NO ONWARD CHAIN.

Guide Price £75,000





## PROPERTY DESCRIPTION

The apartment briefly comprises; private entrance door to hallway with built-in store cupboards, living room with door opening out onto a patio area and the communal garden and door opening to a fitted kitchen, one bedroom with built in wardrobe and bathroom with walk in electric shower, WC and hand basin. The property also benefits from electric heating and uPVC double glazing.

### ENTRANCE HALL

0.91 x 3.53 (2'11" x 11'6")

### LIVING ROOM

4.33 x 3.57 (14'2" x 11'8")

### KITCHEN

2.61 x 2.28 (8'6" x 7'5")

### BEDROOM

5.31 x 2.64 (17'5" x 8'7")

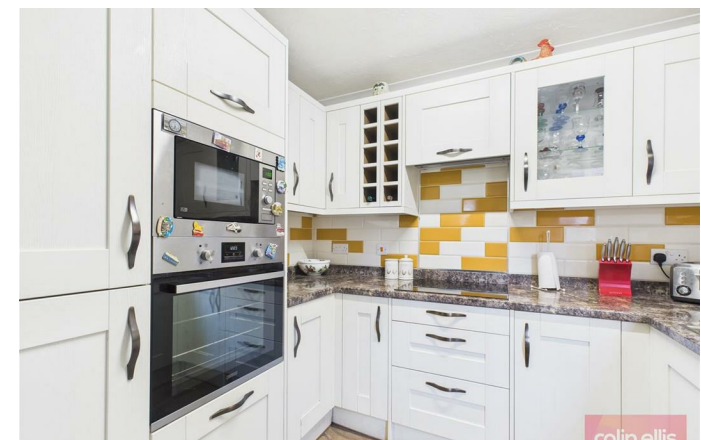
### BATHROOM

1.72 x 2.28 (5'7" x 7'5")

## FURTHER INFORMATION & TENURE

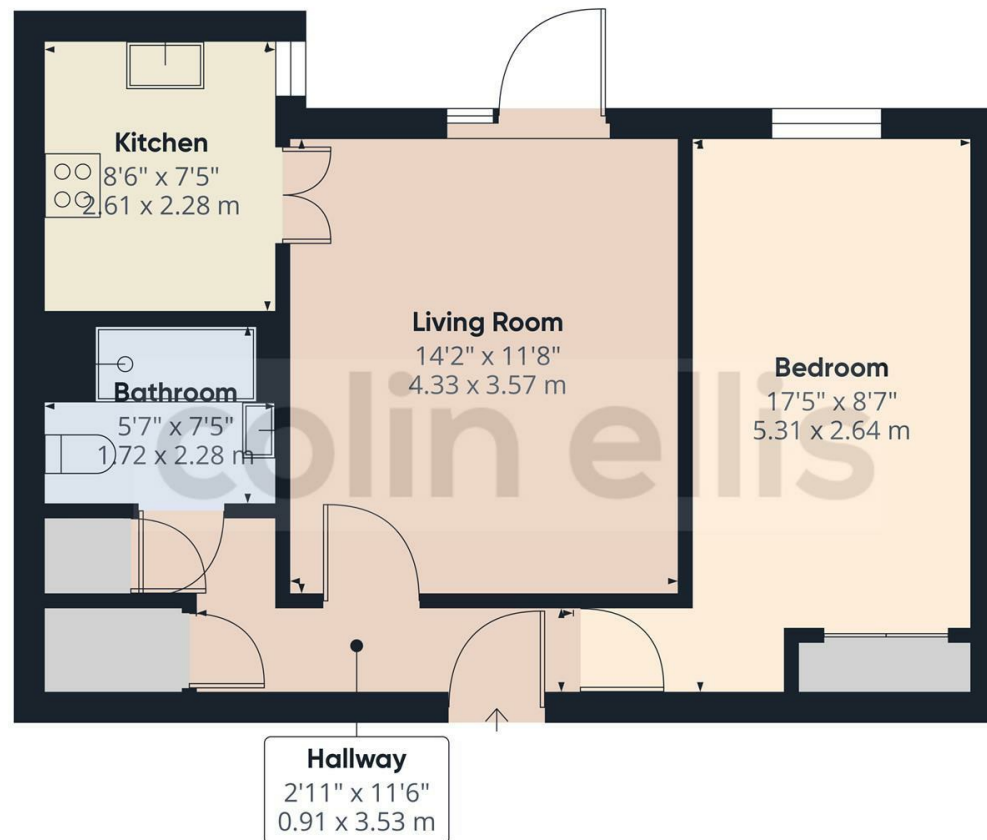
Hartford Court is a modern purpose built complex designed for the over 55s. The complex has various communal facilities including; residents lounge, guest room and laundry facilities. In addition there is a lift to all floors, a residents call system and the services of a House Manager.

We have been informed by the Vendor that the property is Leasehold with approximately 95 years remaining . We believe the annual maintenance charge to be around £3384.74 per annum to include water rates, building insurance, call facility, upkeep of residents facilities and lift servicing with a separate ground rent charge of £473.88. Pets are generally accepted (subject to terms of lease and landlord permission).









Approximate total area<sup>(1)</sup>  
497.73 ft<sup>2</sup>  
46.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Filey Road - 18692029**

**Council Tax Band - C**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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