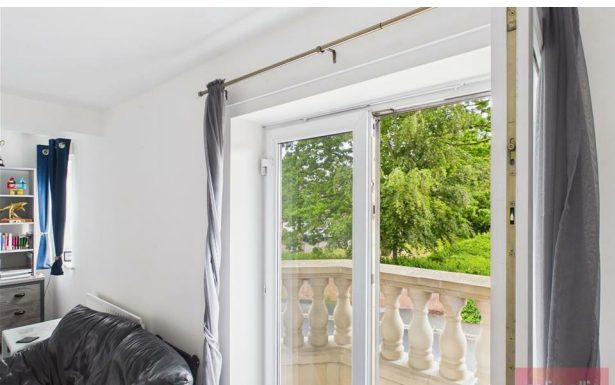




colin ellis

Fenby Gardens, Scarborough, YO12 5LB

A spacious two bedroom first floor apartment with garage and en-suite, forming part of an attractive and well maintained development set amongst mature surroundings.

Occupying a position within an impressive and characterful apartment building featuring attractive Tudor-style elevations, this well presented first floor apartment offers spacious and thoughtfully arranged accommodation throughout.

Guide Price £155,000



PROPERTY DESCRIPTION

The property is accessed via a secure communal entrance. The spacious living room provides an excellent entertaining and relaxation space, with French doors opening onto a private balcony enjoying pleasant views. The separate fitted kitchen is well-equipped with a range of wall and base units and ample worktop space. The principal bedroom is generously proportioned and benefits from an en-suite shower room, while the second double bedroom is served by a modern bathroom fitted with a three-piece suite.

A distinctive layout gives the apartment a sense of individuality and character, whilst still providing well proportioned rooms and practical living space throughout. Externally, residents enjoy attractive communal grounds and the valuable addition of a garage and parking.

LIVING ROOM

3.91 x 4.56 (12'9" x 14'11")

KITCHEN

3.40 x 2.38 (11'1" x 7'9")

BEDROOM

4.81 x 2.72 (15'9" x 8'11")

EN SUITE

0.96 x 2.00 (3'1" x 6'6")

BEDROOM

2.91 x 4.30 (9'6" x 14'1")

BATHROOM

2.75 x 1.44 (9'0" x 4'8")

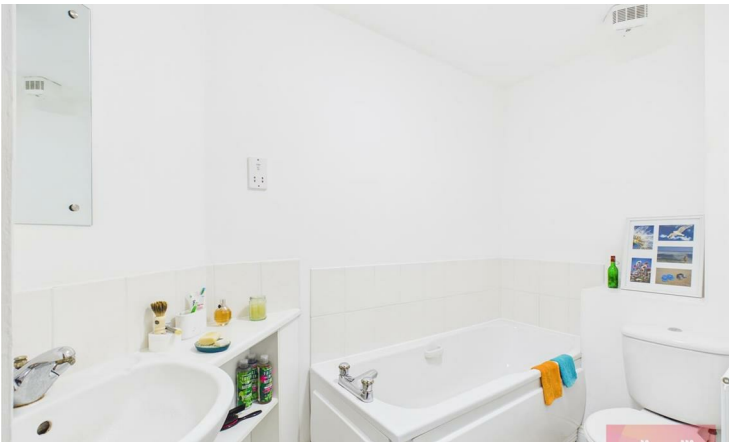
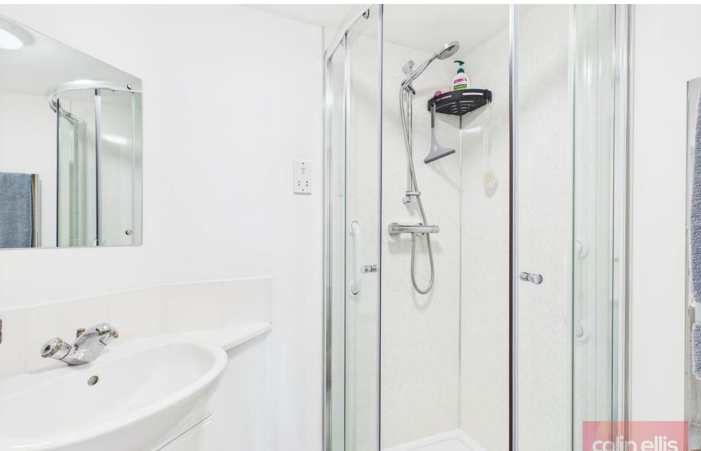
TENURE

Our vendor has informed us of the following:

- * Leasehold with around 974 years remaining
- * Ground rent £88.00
- * Maintenance charge: £1200.42 per annum
- * Assured Periodic Tenancy (APT): Are allowed
- * Pets: Permission has to be granted by the management company for any pet, but if anyone subsequently objects for any reason to the pet, the permission will be revoked and the pet can no longer stay at the property
- * Holiday Lets: Not permitted

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







Approximate total area⁽¹⁾
707 ft²
65.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Fenby Gardens - 18745060

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) A		
(81-91) B	82	82
(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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