colin ellis

Castle Heights, Marlborough Street,

Scarborough, YO12 7GY

Guide Price £180,000

Located on the North side of Scarborough and only a short walk from the North Bay beach this TWO BEDROOM MID FLOOR APARTMENT is located in this MODERN PURPOSE BUILT BLOCK. Also conveniently located within walking distance to the town centre this apartment comes with a MODERN BATHROOM and KITCHEN, two double bedrooms with one having an EN SUITE BATHROOM and a BALCONY. Offered to the market with NO ONWARD CHAIN, UNDERFLOOR HEATING, LIFT and UNDERGROUND PARKING, early viewing is highly recommended.

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ENTRANCE
Front door into entrance hall with ceiling light.

OPEN PLAN LOUNGE/KITCHEN/DINER
7.52 x 5.93 (24'8" x 19'5")
uPVC double glazed sash bay window, uPVC double glazed sash window, living area with inset ceiling spotlights, dining area with ceiling light, storage cupboard with water heater, kitchen with range of cupboards and drawers, stainless steel sink, integrated double oven, electric hob, microwave, washing machine, dishwasher, fridge freezer, inset ceiling spotlights and extractor.

BEDROOM ONE
3.16 x 4.73 (10'4" x 15'6")
Balcony and ceiling light.

EN SUITE
3.14 x 1.19 (10'3" x 3'10")
WC, hand basin, walk in wet room style shower, inset ceiling spotlights, extractor fan and heated towel rail/radiator.

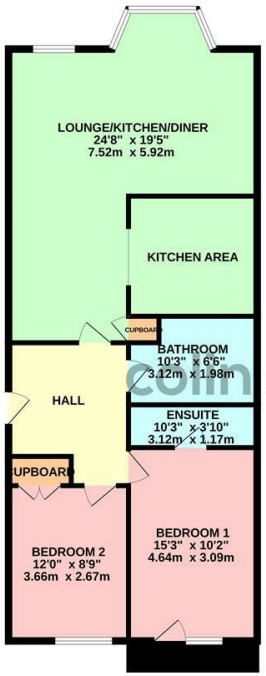
BEDROOM TWO
3.68 x 2.69 (12'0" x 8'9")
uPVC double glazed sash window, built in wardrobe and ceiling light.

BATHROOM
3.13 x 2.0 (10'3" x 6'6")
Bath with shower over, WC, hand basin, heated towel rail/radiator, extractor fan and inset ceiling spotlights.

FURTHER INFORMATION
Our vendors have informed us of the following:
Leasehold with a share of the freehold - 999 year lease
Maintenance charge £1752.00 PA

AST's allowed
NO pets
NO holiday lets
Furniture/fixtures and fittings at the property available for sale by separate negotiation

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Castle Heights, Marlborough Street

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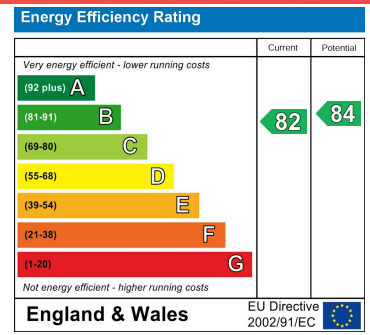
Council Tax Band - C

Tenure - Leasehold - Share of Freehold

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.



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