



colin ellis

Filey Road, Scarborough, YO11 2YQ

Situated on the sought after Filey Road, this well presented two bedroom leasehold apartment forms part of a purpose built development designed exclusively for those aged 55 and over.

Located within Holbeck Mews, the property offers secure, low maintenance living with added benefit of beautifully maintained communal gardens and resident parking. A particular highlight is the private balcony accessed via the principal bedroom, ideal for enjoying fresh air and a sea view.

The development includes a lift and a 24 hour emergency response call system, providing peace of mind for residents.

An ideal opportunity to downsize in comfort or enjoy a relaxed coastal lifestyle with added security and support.

Guide Price £110,000



LOUNGE

5.37 x 2.56 (17'7" x 8'4")

DINING ROOM

2.27 x 1.77 (7'5" x 5'9")

KITCHEN

2.97 x 1.64 (9'8" x 5'4")

BEDROOM

3.03 x 2.72 (9'11" x 8'11")

BEDROOM

2.94 x 2.25 (9'7" x 7'4")

BATHROOM

1.72 x 1.80 (5'7" x 5'10")

TENURE

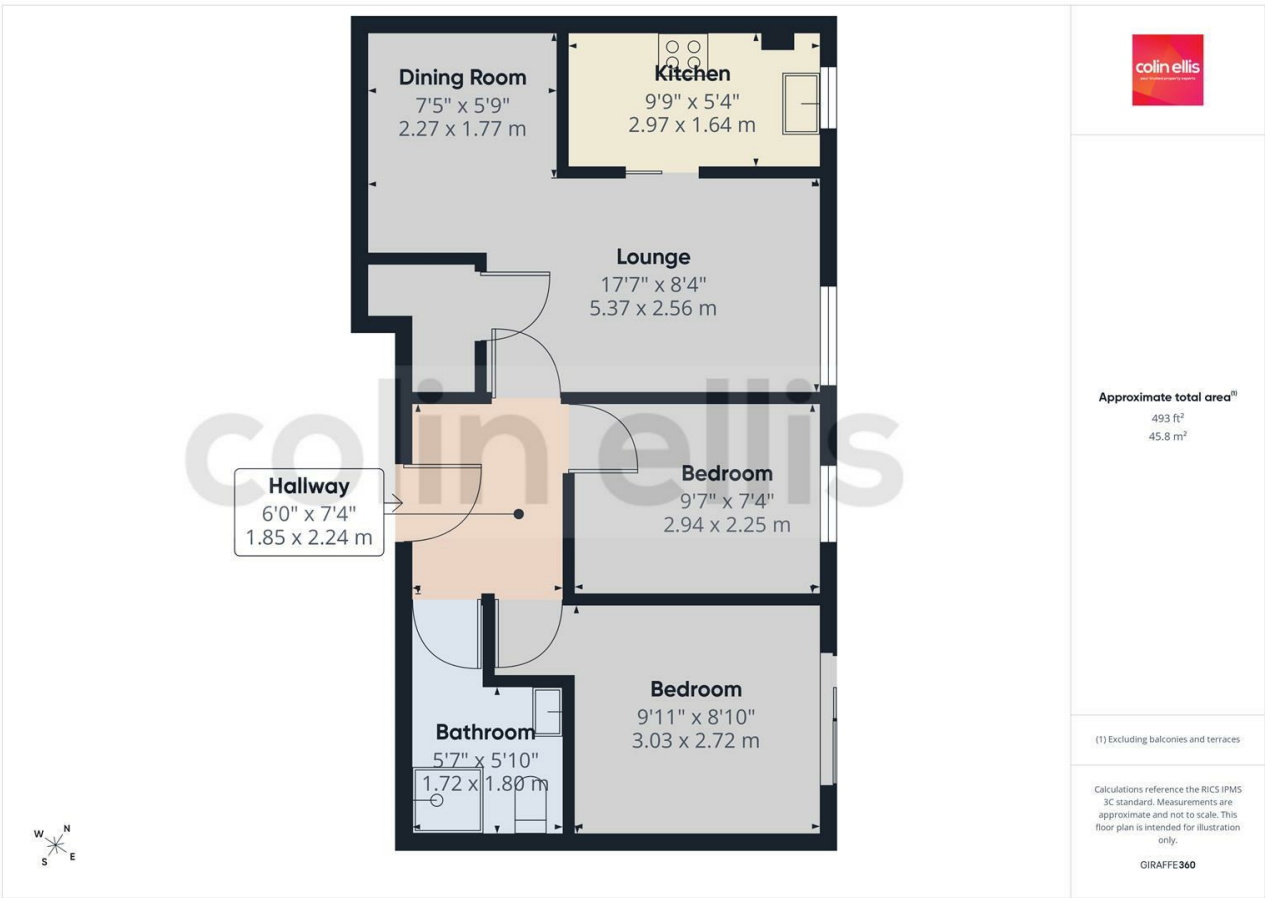
Our vendor has informed us of the following:

- * Maintenance agreement £271.00 PCM
- * Pets are allowed
- * No AST's
- * No Holiday lets

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

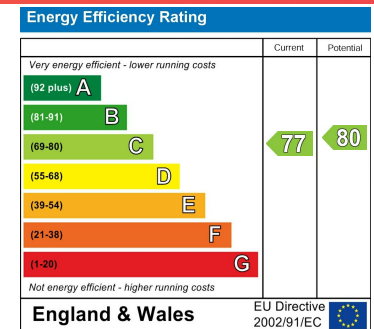






Filey Road - 18804275
Council Tax Band - C
Tenure - Leasehold

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.



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