colin ellis

Strawberry Court,
Scarborough, YO12 5QU

Guide Price £99,950

Located within the popular Strawberry Court over 55's development, this beautifully presented two bedroom second floor apartment with balcony and lift access to the flat offers comfortable, low-maintenance living in a friendly and secure community. The property has been recently re-carpeted and redecorated throughout and is offered to the market with no onward chain. This is an ideal opportunity for those seeking a relaxed and supported lifestyle.

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ABOUT STRAWBERRY COURT

Strawberry Court consists of 52 one and two bed properties, including bungalows, retirement apartments and cottages. Facilities available include a lounge, conservatory and shared gardens, as well as monthly social events. A local manager looks after buildings and grounds maintenance and repairs, as well as offering further advice and support as required. Additional help and assistance is available via Hanover's 24 hour emergency call system.

DESCRIPTION

The accommodation briefly comprises a welcoming entrance hall with useful storage and pull-cord assistance system, a bright and spacious living room with access to the balcony and a fitted kitchen with integrated oven and hob. There are two well proportioned bedrooms, with the main bedroom benefiting from built-in wardrobes. The shower room is fitted with a walk-in shower and features a pull-cord alarm for added peace of mind.

LIVING ROOM

2.88 x 5.83 (9'5" x 19'1")

KITCHEN

1.80 x 2.95 (5'10" x 9'8")

BEDROOM

2.57 x 4.81 (8'5" x 15'9")

BEDROOM

2.62 x 3.55 (8'7" x 11'7")

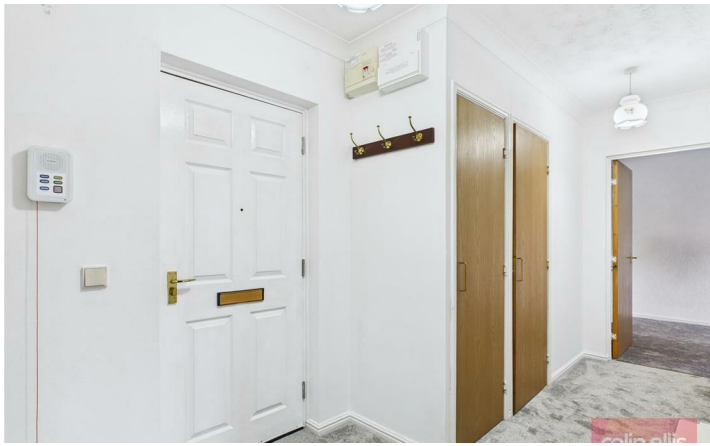
BATHROOM

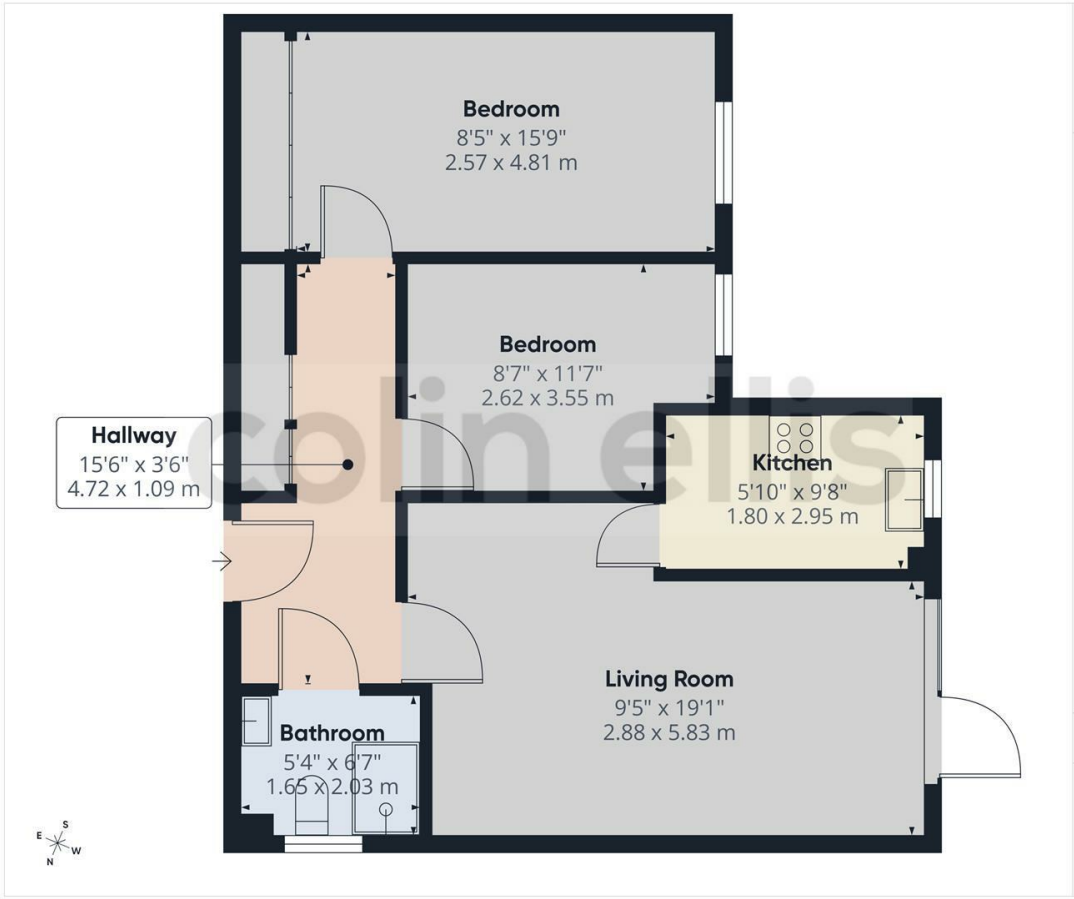
1.65 x 2.03 (5'4" x 6'7")

TENURE

Our vendor has informed us of the following:
* The service charge is £286 per month, however this does include water, building insurance, TV licence (£7.50 if under the age of 80 per year) warden call services and the contractors for the gardens, windows and cleaning of the communal area.
* Pets are allowed
* AST's are allowed
* No Holiday lets

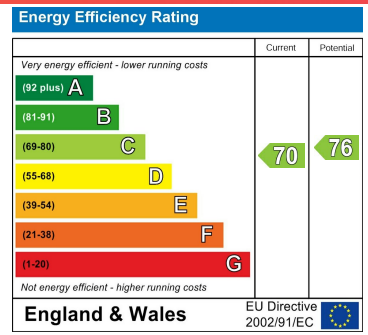
Please note all matters of tenure are subject to verification and clarification in a contract of sale





Strawberry Court - 18760680
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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