



colin ellis

Filey Road, Scarborough, YO11 2TP

This beautifully presented one-bedroom, third-floor apartment is situated within the sought-after Hartford Court over-55s development and has been finished to a high standard throughout, offering stylish, low-maintenance living in a welcoming community. The apartment is ready to move straight into, with modern décor and well-proportioned accommodation. Early viewing is highly recommended to fully appreciate the quality and lifestyle this exceptional home has to offer.

Guide Price £90,000



HALLWAY

1.96 x 2.32 (6'5" x 7'7")

LIVING ROOM

5.97 x 2.37 (19'7" x 7'9")

KITCHEN

2.44 x 2.29 (8'0" x 7'6")

BEDROOM

4.09 x 2.70 (13'5" x 8'10")

BATHROOM

2.05 x 1.64 (6'8" x 5'4")

TENURE

Our Vendors has informed us of the following:

- * Pets allowed, must be approved by landlord
- * £3413.66 a year maintenance and ground rent
- £236.94 x2

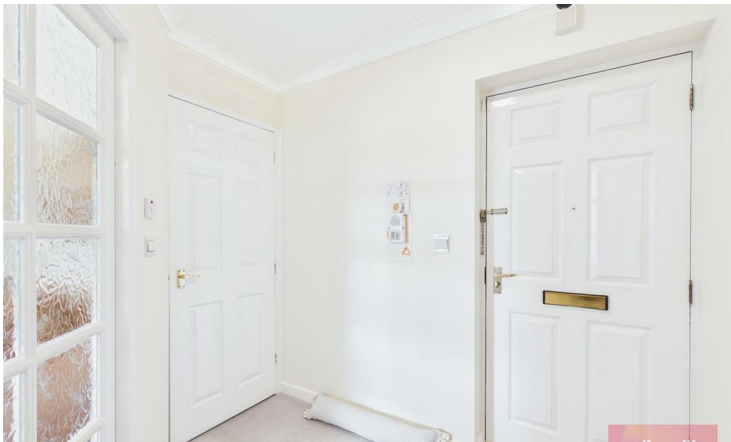
Please note all matters of tenure are subject to verification and clarification in a contract of sale

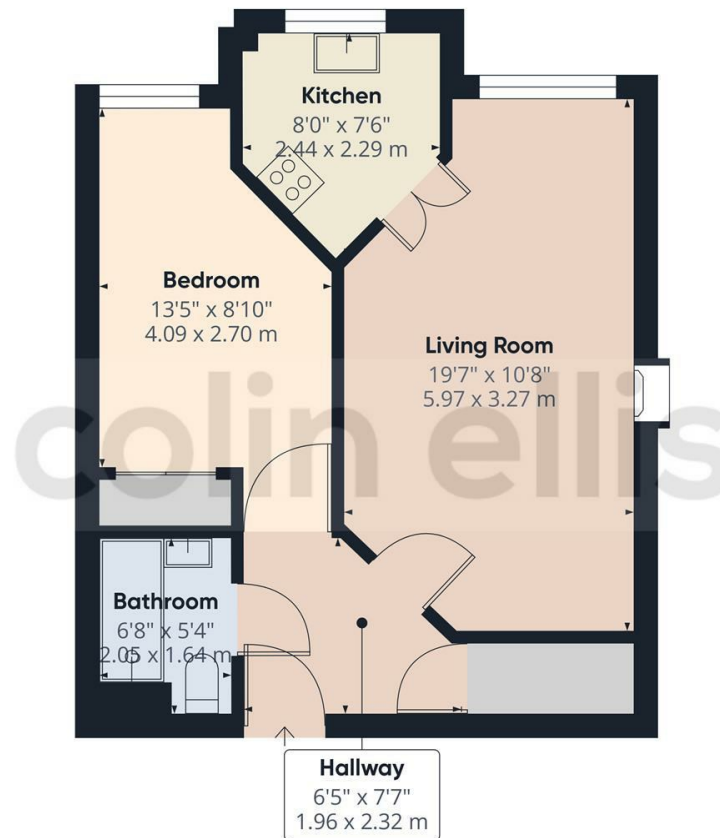
DEVELOPMENT & COMMUNAL FACILITIES

Hartford Court is a purpose-built retirement development offering:

- Residents' communal lounge, ideal for socialising
- Landscaped communal gardens
- Guest suite for visiting friends and family (subject to charges & availability)
- Lift access to all floors
- Pull cord emergency response system







Approximate total area⁽¹⁾
449 ft²
41.8 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

Filey Road - 18826228

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		
(69-80) C	79	81
(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	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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