



colin ellis

Hartford Court, Filey Road, Scarborough, YO11 2TP

Forming part of this well regarded OVER 55s DEVELOPMENT, set in attractive gardens with residence parking, we are pleased to be able to bring to market this well presented ONE BEDROOM APARTMENT which offers an excellent opportunity to enjoy additional facilities including residents lounge and laundry room. NO ONWARD CHAIN and includes furniture in the apartment.

Offers In The Region Of £69,950



PROPERTY DESCRIPTION

The apartment is well laid out and comprises private entrance door to hallway with lounge/diner having attractive fireplace. The fitted kitchen has some integrated appliances. There is one bedroom having mirror fronted wardrobe. The shower room is spacious with large cubicle, W.C. and hand basin being set in white vanity cabinet. The property also benefits from electric heating, uPVC double glazed windows and offers no onward chain and includes furniture in the apartment.

COMMUNAL AREA

Entry phone system for security and automated door to entrance hall and residents lounge, lift to all floors or stairs.

ENTRANCE HALL

Front door leads to entrance hall with ceiling light, coving, emergency pull cord system and large sized storage cupboard.

LIVING ROOM

6.78 x 3.26 (22'3" x 10'8")

Spacious living room with electric fireplace, uPVC double glazed window overlooking the front, coving, two wall lights, emergency pull cord, electric wall heater, space for dining table, fitted blind, double doors to kitchen and door to hallway.

KITCHEN

2.31 x 2.14 (7'7" x 7'0")

Fitted kitchen with uPVC double glazed window, ceiling light, emergency pull cord, wall heater, oven, electric hob, stainless steel sink, part tiled walls, coving, fitted blind and doors to living room.



BEDROOM

4.12 x 2.71 (13'6" x 8'11")

Double bedroom with built in wardrobes, two wall lights, uPVC double glazed window, wall heater, fitted blind, coving and door to hallway.

BATHROOM

2.08 x 1.69 (6'10" x 5'7")

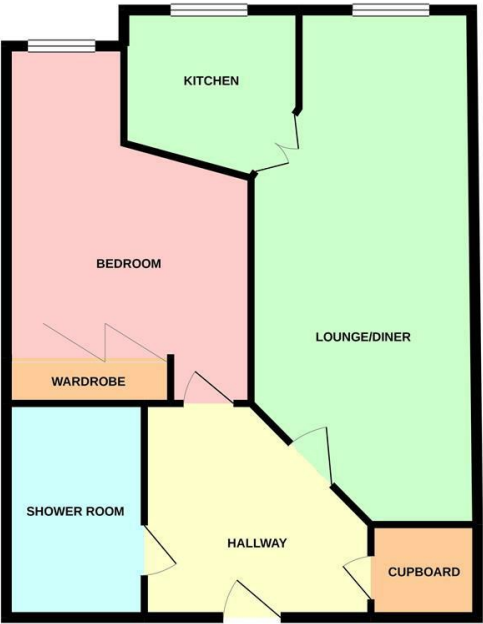
Bathroom with WC, hand basin, walk in shower with electric shower, mirror and wall light, heated towel rail, tiled walls, extractor, wall heater, emergency pull cord and door to hallway.

COMMUNAL AREAS

Within the development is a communal lounge for residents, laundry room, communal gardens and car parking. The development also has an on site manager for assistance.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan 3.0.02

Hartford Court, Filey Road - 18675025
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	84	85
(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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