

LEASEHOLD



Apartment

# 12A STRAWBERRY COURT, SCALBY ROAD, SCARBOROUGH, NORTH

YORKSHIRE YO10

Guide Price

£119,950

## FEATURES

- LARGE APARTMENT
- OVER 55'S DEVELOPMENT
- NEWLY REFURBISHED
- COMMUNAL GARDENS
- NO ONWARD CHAIN



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# 2 Bedroom Apartment located in Scarborough

**\*\* NEWLY REFURBISHED \*\*** this TWO BEDROOM FIRST FLOOR APARTMENT is located in this sought after over 55's development and is close to LOCAL AMENITIES. The LARGE APARTMENT comes with a NEWLY INSTALLED KITCHEN with built in appliances and benefits from NEW CARPETS, RE-DECORATION and plenty of storage. The apartment is located within Strawberry Court which is exclusively for the over 55's and offers access via SCALBY ROAD or from the complex itself, communal gardens, lounge and other facilities. Viewing is highly recommended. NO ONWARD CHAIN.

Starting from within the complex is an entrance hall, with airing cupboard and store cupboard, dual aspect lounge, kitchen, two bedrooms, the master offering fitted wardrobes and stairs leading down the second entrance hall which has two further cupboards and also offers access to Scalby Road.

Strawberry Court has a range of 52 one and two bed properties including bungalows, apartments and cottages. The estate benefits from on-site facilities such as a lounge, conservatory and shared gardens. There are local amenities including a pub just a short walk away, plus there's a bus route nearby into the town.

Support services include house manager, call care, lift, communal lounge, laundry, guest facilities, complete wheelchair access, mobility vehicle storage, refuse disposal, social activities and is by permission cat & dog friendly. There are monthly socials at Strawberry Court, giving you an opportunity to meet with other residents, should you wish to do so.

## ENTRANCE HALL

22'4" x 6'3"

Electric radiator, built in cupboard, airing cupboard, stairs to ground floor and power points.

## LOUNGE

21'0" x 10'2"

Windows overlooking the front and rear, electric radiator, coving and power points.

## DOWNSTAIRS HALL

Door to front, built in cupboard, understairs storage and power points.

## KITCHEN

8'6" x 6'11"

Newly installed shaker style kitchen with built in oven, hob, extractor and fridge freezer, ceiling light and extractor.

## BEDROOM ONE

10'2" x 9'6"

Two windows overlooking the front, electric radiator, fitted wardrobe, built in cupboard and power points.

## BEDROOM TWO

10'2" x 6'7"

Window overlooking the front, electric radiator and power points.

## SHOWER ROOM

7'10" x 5'7"

Wash hand basin with pedestal, low flush WC. shower cubicle with power shower and towel rail.

## ADDITIONAL INFORMATION

The lease was for 125 years from 1996

Current service charge is approx. £238.00 PCM





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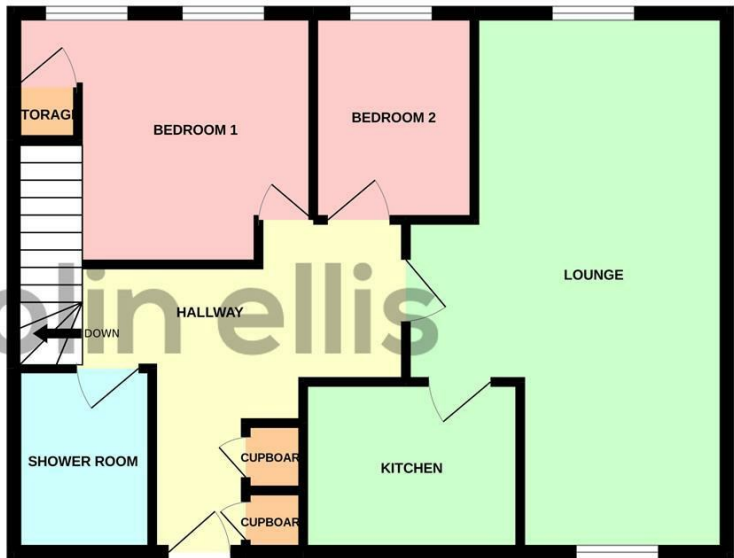
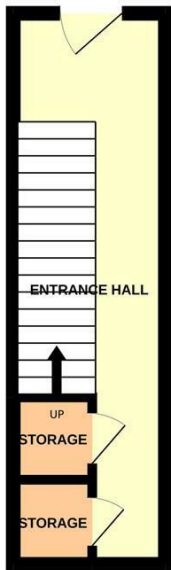
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Council Tax Band

GROUND FLOOR  
136 sq.ft. (12.7 sq.m.) approx.

1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

