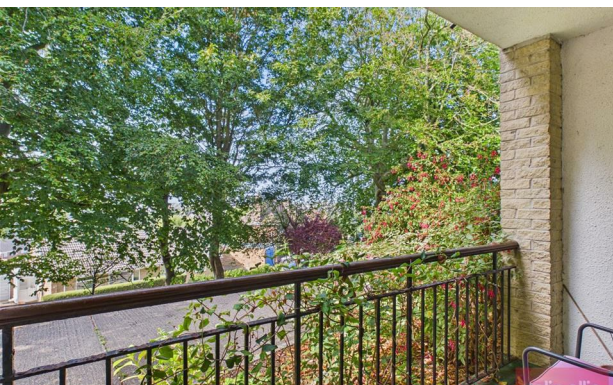




colin ellis

The Garlands, Scarborough, YO11 2SU

An attractive and well proportioned two bedroom ground floor apartment, forming part of an established purpose built development in The Garlands on Scarborough's popular south side. The property offers a particularly generous lounge/diner opening onto a private covered balcony.

The apartment benefits from a fitted kitchen, two good sized bedrooms and a modern shower room, while externally there are pleasant established communal surroundings together with the significant advantage of a garage with an electricity supply.

Offers In Excess Of £145,000



PROPERTY DESCRIPTION

Situated on Scarborough's desirable south side, this purpose built ground floor apartment provides spacious and versatile accommodation that should appeal to a range of purchasers, including those looking to downsize, buyers seeking convenient single-level living or those wanting a well-positioned Scarborough home.

The accommodation is approached via the communal entrance and opens into a hallway providing access to the principal rooms. A particular feature of the property is the generous lounge/diner, the room offers ample space for both comfortable seating and a dining table and benefits from large windows together with glazed doors leading onto the covered balcony. Surrounded by mature greenery, the balcony provides an appealing outside space from which to sit and enjoy the established setting.

The fitted kitchen, incorporates a range of cream wall and base units complemented by wood-effect work surfaces and tiled splashbacks. There is space for a freestanding cooker and washing machine, together with a sink positioned beneath the window overlooking the greenery outside.

There are two bedrooms, with the larger providing particularly generous double bedroom accommodation. Bedroom two would make a comfortable second bedroom, guest room or home office. The accommodation is completed by the shower room, fitted with a walk-in shower enclosure, WC and wash hand basin.

Externally, the apartment sits within attractive and mature communal surroundings. A further notable benefit is the property's garage, providing useful parking or storage space and benefiting from an electricity supply.

Overall, this is a generously proportioned two-bedroom apartment in an established purpose built development, combining a sought-after south side position with a balcony, pleasant leafy surroundings and the added practicality of a garage.

LOUNGE DINER

3.52 x 6.43 (11'6" x 21'1")

KITCHEN

3.43 x 2.35 (11'3" x 7'8")

BEDROOM

4.03 x 3.63 (13'2" x 11'10")

BEDROOM

2.78 x 3.46 (9'1" x 11'4")

BATHROOM

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

GARAGE

5.4 x 2.5 (17'8" x 8'2")

TENURE

Our vendor has informed us of the following:

Freehold with maintenance agreement in place with Walker Landray for £1,000 PA.

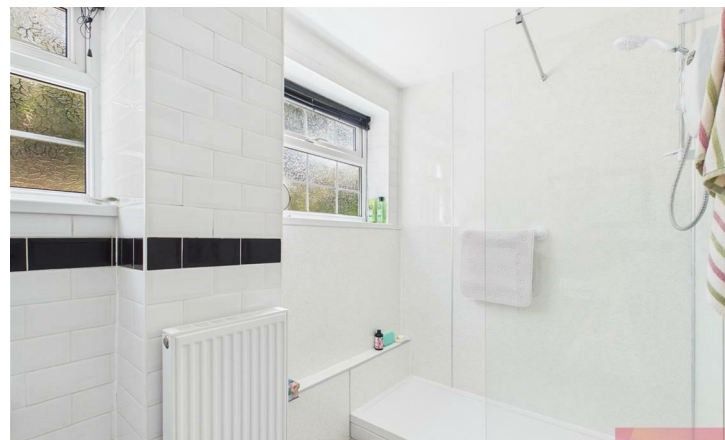
Pets are allowed

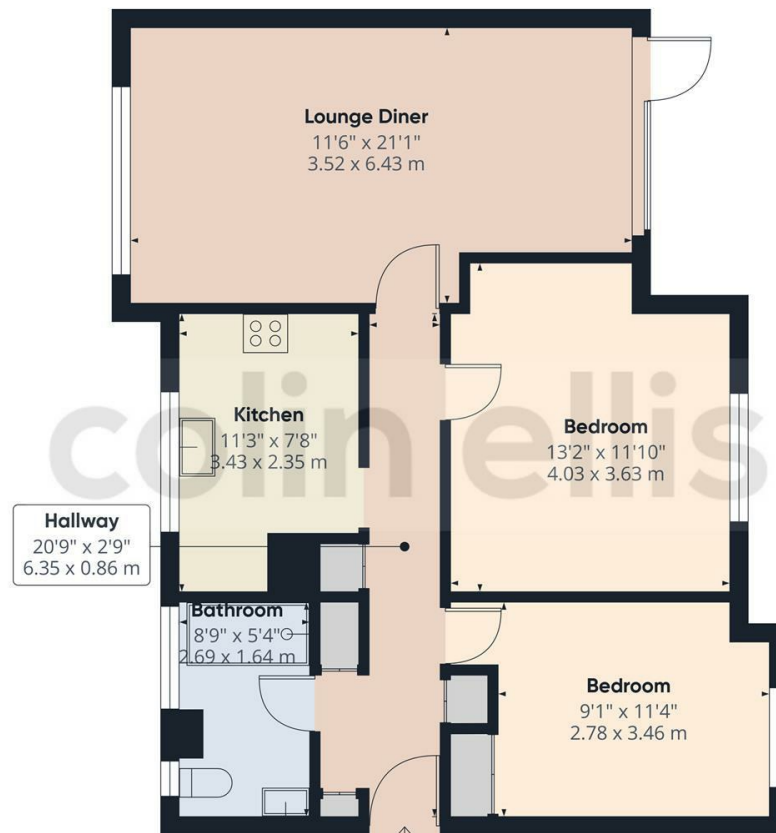
Assured Periodic Tenancy (APT) are allowed

No holiday lets

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







Approximate total area⁽¹⁾
715 ft²
66.4 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



The Garlands - 18511416
Council Tax Band - B
Tenure - Freehold

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	71	75
(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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