colin ellis

Weaponness Park,
Scarborough, YO11 2UB

Guide Price £280,000

This TOP FLOOR APARTMENT is located in the serene Weaponness Park and this RECENTLY RENOVATED property boasts THREE BEDROOMS, a MODERN BATHROOM and KITCHEN, perfect for those who appreciate contemporary living. Whether you're looking to relax in the spacious rooms or enjoy the tranquillity of the surroundings, this apartment offers a perfect blend of comfort and modernity. Don't miss the opportunity to make this delightful property your new home in the heart of Scarborough.

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COMMUNAL ENTRANCE
Communal entrance door and stairs to top floor landing with storage cupboard.

HALLWAY
Coving, two ceiling lights, two storage cupboards, loft access and radiator.

LOUNGE AREA
3.95 x 3.33 (12'11" x 10'11")
Two uPVC double glazed windows, radiator, coving and ceiling light.

KITCHEN/DINER
6.18 x 3.95 (20'3" x 12'11")
Ceiling light, uPVC double glazed doors onto balcony, newly fitted modern kitchen with range of cupboards and drawers, built in double oven, composite sink, electric hob, extractor, island with solid wood worktop with under counter built in fridge and freezer, built in dishwasher, radiator and coving.

BEDROOM ONE
4.13 x 4.25 (13'6" x 13'11")
uPVC double glazed window, radiator, ceiling light and coving.

BEDROOM TWO
3.18 x 4.15 (10'5" x 13'7")
uPVC double glazed window, built in cupboard, radiator, coving and ceiling light.

BEDROOM THREE
4.67 x 2.55 (15'3" x 8'4")
Two uPVC double glazed windows, radiator, coving, ceiling light and storage cupboard housing wall mounted boiler.

BATHROOM

3.09 x 2.55 (10'1" x 8'4")

Freestanding modern bath, hand basin, vanity unit, WC, walk in shower, towel rail/radiator, coving, ceiling light and uPVC double glazed frosted window.

WC/UTILITY

3.98 x 1.19 (13'0" x 3'10")

WC, hand basin, vanity unit, radiator, ceiling light, coving, uPVC double glazed frosted window, plumbing for washing machine and tumble drier.

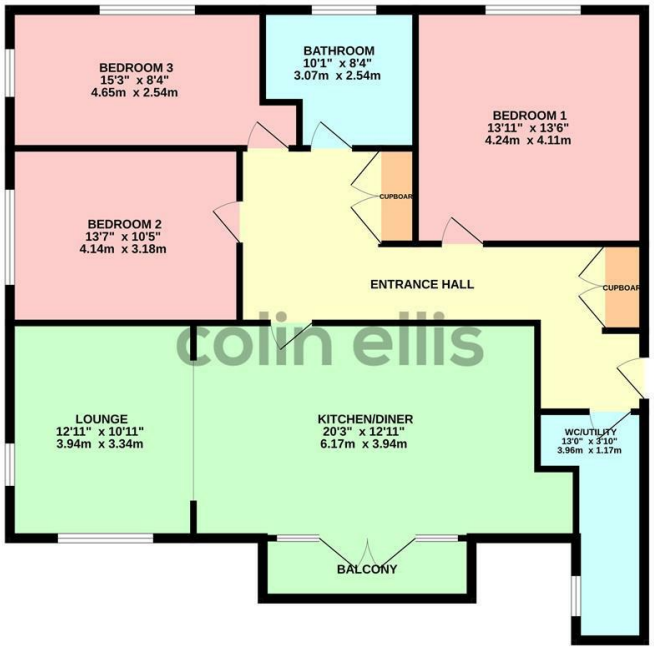
OUTSIDE

At the front of the property is a single garage. Also to the front are communal gardens.

TENURE

Our vendors have informed us of the following:
Freehold with a maintenance agreement in place £675 pa
Pets - Allowed
AST's - Allowed but additional insurance must be taken
No holiday lets

TOP FLOOR



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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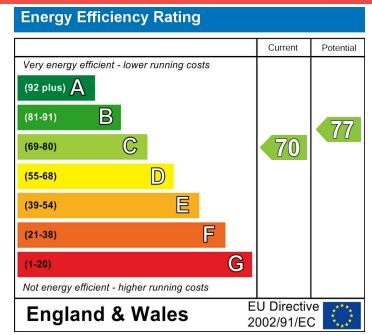
Weaponness Park - 18620645
Council Tax Band - D
Tenure - Freehold

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.



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