



41 Hartford Court

33 Filey Road, Scarborough, YO11 2TP

Offers Around £69,950



Ellis Hay are delighted to bring to market this third floor , 1 bedroomed leasehold flat within a managed retirement complex. Hartford offers monitored 24 hours emergency support with cords in every room of the flats. Situated in a popular location on Filey Road this flat comprises of a kitchen, lounge and bathroom, there are two large storage cupboards as well. In the complex there is also a separate laundry room, fully maintained outside grounds and internal common lounge areas. Parking spaces at the side of the property are based on availability. This property is sold with no onward chain. Early viewings are advised. Council Tax band C. Available to the over 55's only. Pets are permitted with permission and a small annual charge.



Lounge

A carpeted room with an electric radiator and double glazed UPVC window. There is a door leading from this room into the kitchen.

Kitchen 8'6" x 7'6" (2.59m x 2.29m)

Accessed from the lounge this good sized kitchen has wall and base units and space for a fridge and freezer. There is an inbuilt electric hob and an extractor above. There is also a UPVC double glazed window.

Bedroom

A generous carpeted double bedroom with a double glazed UPVC window and a radiator . This room also has a mirrored built in wardrobe.

Bathroom

A fully tiled bathroom, bath with an electric shower over, hand wash basin, illuminated mirror and heated towel rail with a vanity unit and W.C.

Storage cupboards

There are two storage cupboards with doors into the hallway. The larger of the two has the hot water cylinder for the immersion heater and further storage space for items such as hoovers , ironing boards etc.

Outside

There are shared communal gardens wrapped around the property which can be used by residents, these gardens are maintained by the management. Each flat also has an allocated parking space.

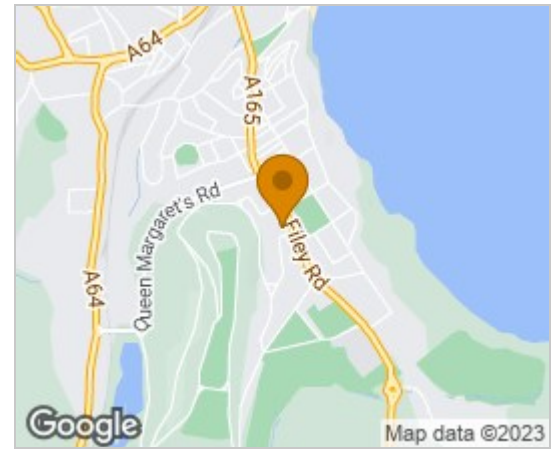
What Three Words Location

cages.silk.living

Tenure

We are advised that the property is Leasehold with 98 years remaining on a 125 year lease, McCarthy Stone (First Point Retirement Property Services) are the managing agents - charges last year were £260 and £473.88 Ground Rent per

Area Map

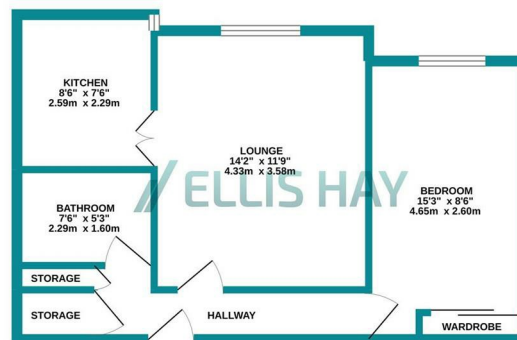


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C

Tenure: Leasehold

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 463 sq.ft. (43.0 sq.m.) approx.
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