



## Headland View Filev Road

Scarborough, YO11 3AY

Guide Price £115,000



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## Flat 11, Headland View

Ellis Hay is pleased to offer for sale this ground floor, one-bedroom apartment located on the south side of Scarborough. The property is situated within the Headland View development on Filey Road and is understood to enjoy views across the communal gardens, with views towards the sea and castle headland.

The apartment is conveniently positioned for access to local shops, cafés, the South Cliff Italian Gardens, Scarborough Spa, and Scarborough's beaches. The development benefits from an allocated parking space and a secure communal entrance, with shared areas maintained by a management company.

The apartment comprises a lounge/diner with a window overlooking the communal garden, a fitted kitchen with a range of integrated units, a double bedroom, and a tiled bathroom fitted with a three-piece suite and a shower over the bath.

The property also benefits from UPVC double glazing and Economy 7 heating. Apartment 11 is offered for sale with no onward chain and may be of interest to a range of buyers, including first-time buyers, those seeking a second home, or purchasers looking to downsize. It may also be suitable for rental purposes, subject to any necessary consents.

A designated parking space is included with the apartment.

The flat is offered for sale with no onward chain and is available for immediate occupation. To arrange a viewing, please contact Ellis Hay on 01723 350077

**Communal Entrance with individual postal mailboxes**

**Private Entrance leading to central hallway**

### Lounge

17'1" x 10'1" (5.21 x 3.09)

### Kitchen

10'2" x 7'6" (3.10 x 2.30)

### Bedroom

15'5" x 13'5" (4.70 x 4.11)

### Bathroom

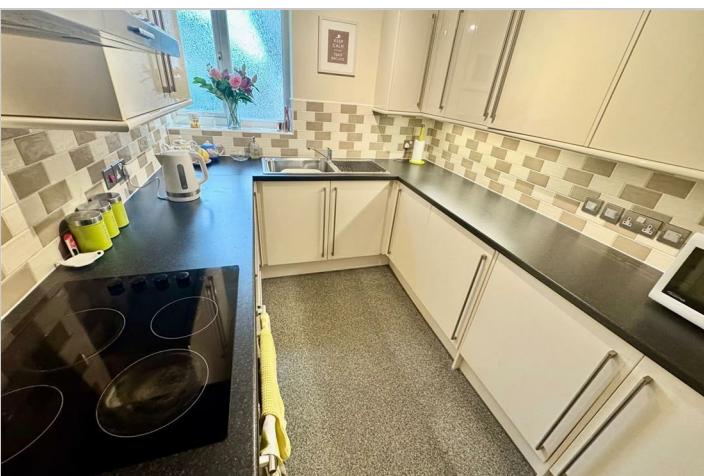
10'2" x 7'6" (3.10 x 2.31)

### Tenure

We are advised the annual service charge is in the region of £795 paid annually, with an additional £100 contribution paid into a reserve fund. The managing agent is Ellis Hay.

### Directions

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Paints.export.baked

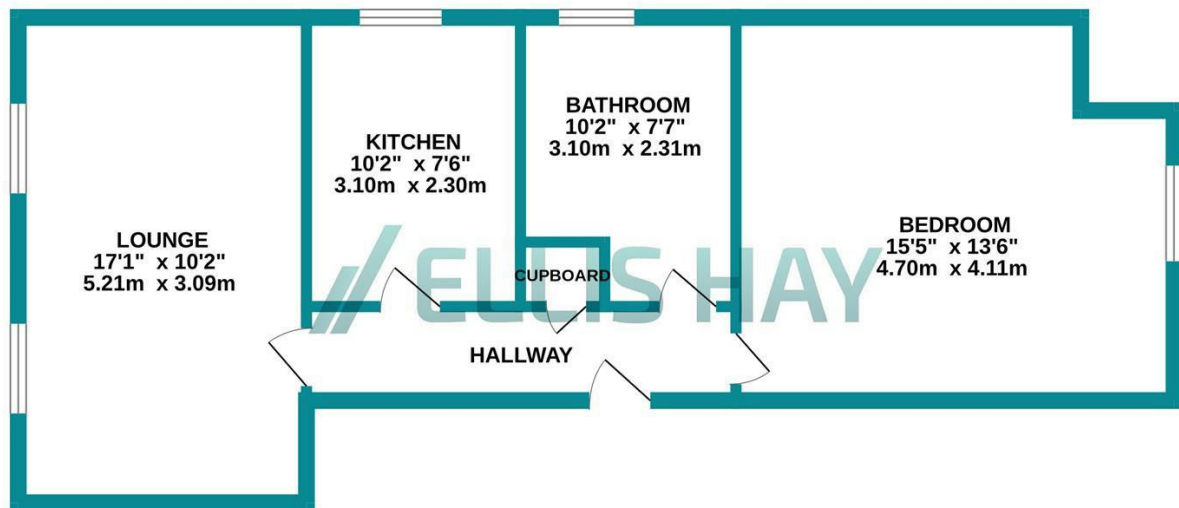


## Hybrid Map



## Floor Plan

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

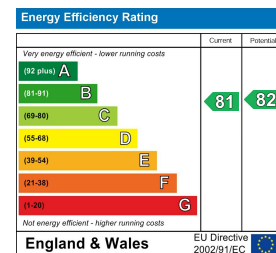


TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.