



## 23 Filey Road

Scarborough, YO11 2TJ

Guide Price £120,000



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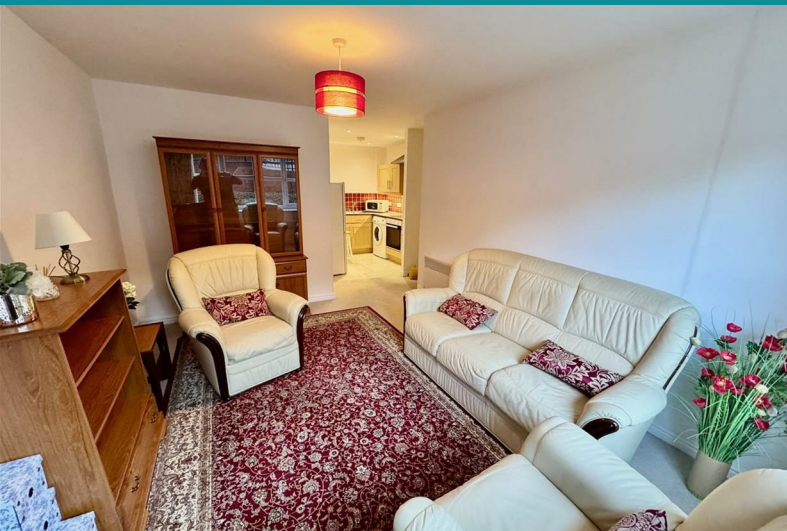
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Guide Price £120,000



## 6 Edgewood

We are delighted to offer to the market this 2 bedroom apartment on the ground floor of an impressive and well maintained block in Scarborough with lift access.

The property comprises a spacious hallway, with built in storage cupboard and an open plan living room and modern kitchen. The property has a double bedroom, and a further single bedroom with a large modern family bathroom. Its location makes it ideal for town, South Cliff and further afield.

The property benefits from an allocated parking space, with nearby transport links and a close proximity to the town centre and Esplanade.

Located in a sought-after area, this flat is ideal for those looking for a peaceful retreat while still being close to local amenities and the beautiful coastline of Scarborough. Don't miss out on the opportunity to make this lovely flat your new home. WE HIGHLY RECOMMEND AN EARLY VIEWING OF THIS PROPERTY WHICH IS SOLD WITH NO ONWARD CHAIN.

Please call our friendly sales team on to arrange a viewing.

## Hallway

## Lounge/Kitchen

20'0" x 9'4" (6.11 x 2.87)

## Bedroom 1

12'2" x 9'4" (3.73 x 2.87)

## Bedroom 2

9'2" x 7'3" (2.80 x 2.23)

## Bathroom

7'10" x 5'9" (2.39 x 1.76)

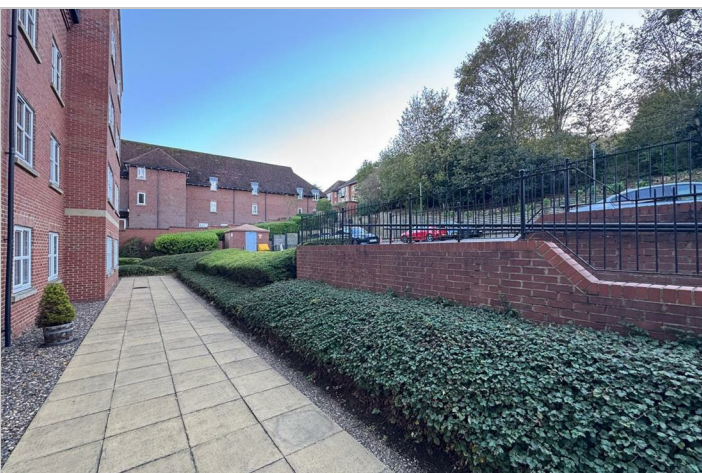
## Tenure

The property is Leasehold with 977 years remaining. The block is managed by Ellis Hay and the yearly maintenance fee for 2025 was £1342.30, paid annually.

The ground rent is currently £150 with an increase ever 25 years of the lease.

## Directions

What 3 Words  
Spend.hunter.open

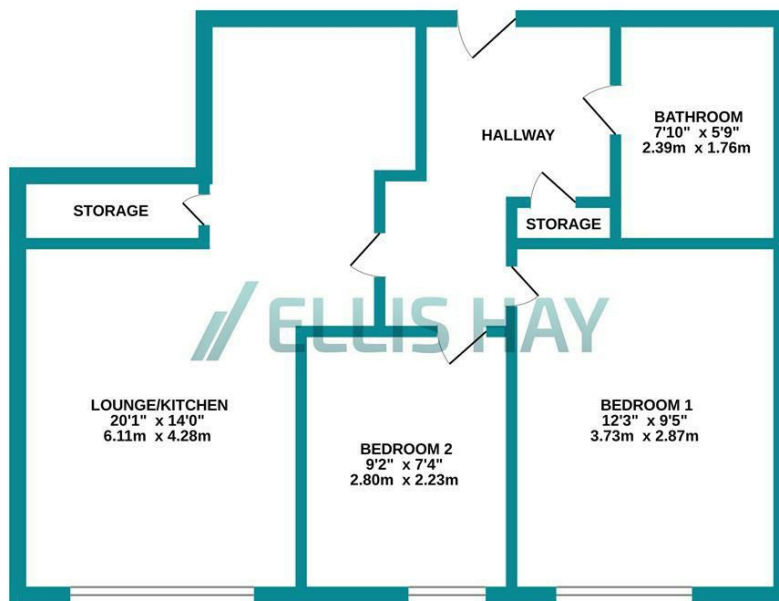


## Hybrid Map



## Floor Plan

GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



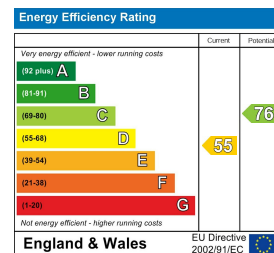
TOTAL FLOOR AREA: 498 sq.ft. (46.3 sq.m.) approx.

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.