



## 33 Filev Road

South Cliff, Scarborough, YO11 2TP

Guide Price £72,500



1



1



1



D



# 33 Filey Road

South Cliff, Scarborough, YO11 2TP

Guide Price £72,500



## 14 Hartford Court

Ellis Hay are delighted to bring to market this GROUND 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, a double bedrooms and a hallway with storage. 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.

Available to the over 55's only. Pets are permitted with permission and a small annual charge.

Sold with NO ONWARD CHAIN, we highly recommend an early viewing - call our friendly sales team on 01723 350077 to arrange an appointment.

## Communal Entrance

There is a common lounge area before access to the residential flats

## Private Entrance

### Hallway

### Lounge

20'9" x 9'9" (6.34 x 2.98)

### Kitchen

10'5" x 7'2" (3.2 x 2.19)

### Bedroom

15'7" x 9'0" (4.76 x 2.75)

### Bathroom

6'7" x 5'11" (2.02 x 1.82)

## Tenure

We are advised that the property is Leasehold with 94 years remaining. The annual service charge is £3,332.00 and this can be paid in 2 instalments. The annual ground rent is £272.00 and again this can be paid in 2 instalments.

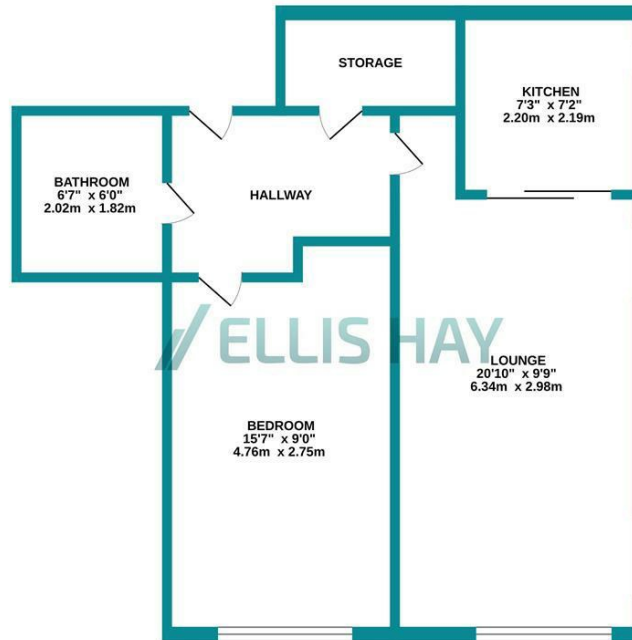


## Hybrid Map



## Floor Plan

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.

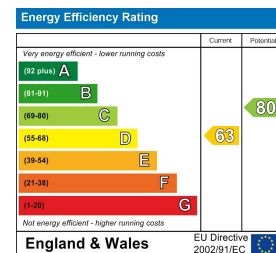


TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative 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.  
Made with Metropix i2D20

## 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.