

HUNTERS®

HERE TO GET *you* THERE



Hartford Court

Scarborough, YO11 2TP

Offers Over £70,000



Hunters are delighted to bring to the market this fantastic apartment situated in the HIGHLY POPULAR Hartford Court RETIREMENT COMPLEX for residents over FIFTY FIVE. This property benefits from TWO BEDROOMS, a SPACIOUS LOUNGE/DINER and COMMUNAL AREAS including GUEST SUITE and WELL MAINTAINED GARDENS. Offered to the market with NO ONWARD CHAIN we have been advised this property is the LARGEST in the APARTMENT COMPLEX and is NOT ONE TO MISS!

This living accommodation briefly comprises: entrance hall with entry phone, lounge/diner, fitted kitchen, two double bedrooms and family bathroom. The communal areas of this home welcomes you with well maintained gardens, communal lounge, guest suite and laundry room.

This lovely home offers excellent access to a wealth of amenities and attractions including; The Ever Popular Esplanade, The Spa, The Italian Gardens, Clock Tower, and Scarborough town centre itself, with the added bonus of being situated close to Scarborough's South Bay and beach. Also nearby are the benefits of Ramshill Road amenities which include; convenience stores, pharmacy, post office, public houses, butchers and hotels.

Call the office today for more information and to arrange a viewing!



Entrance Hall 8'1" x 11'8" (2.46 x 3.56)
UPVC window to side aspect, coving and textured ceiling, storage heater, entry phone and power points.

Lounge/diner 0'0" x 0'0" (0 x 0)
Two UPVC double glazed windows to rear aspect, coving, two electric storage heaters, electric feature fireplace, telephone point, TV point and power points.

Kitchen 7'8" x 8'6" (2.34 x 2.6)
UPVC double glazed window to rear aspect, coving, tiled splash back, range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, electric oven, electric hob, extractor hood and power points.

Bedroom 2 9'2" x 13'9" (2.79 x 4.19)
UPVC double glazed window to rear aspect, coving, fitted wardrobes, storage heater and power points.

Bedroom 1 7'11" x 14'3" (2.42 x 4.35)
UPVC double glaze window to side aspect, coving, fitted wardrobes, storage heater and power points.

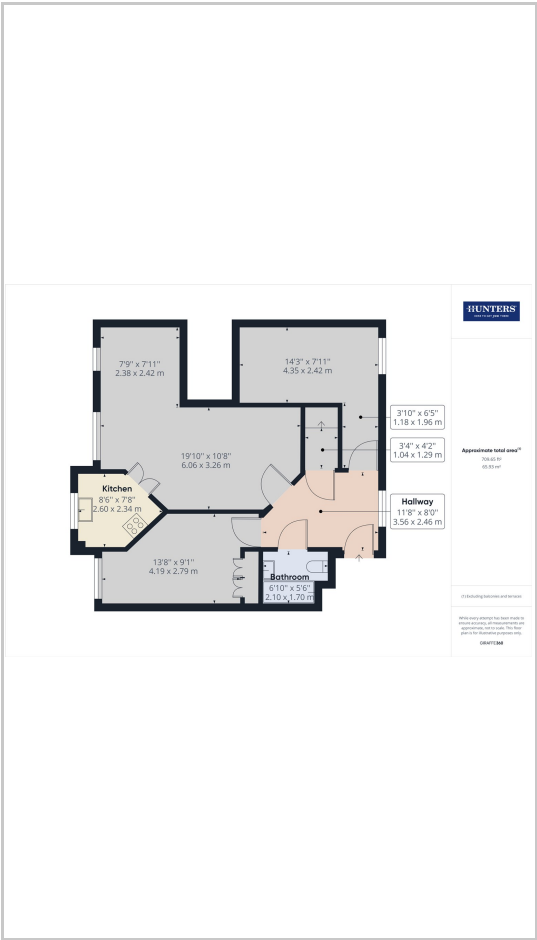
Parking
Residents parking.

Communal Areas
Communal lounge, laundry room, guest suite and gardens.

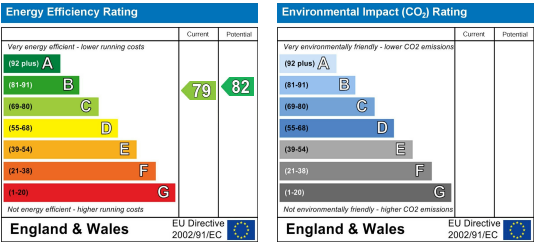
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.