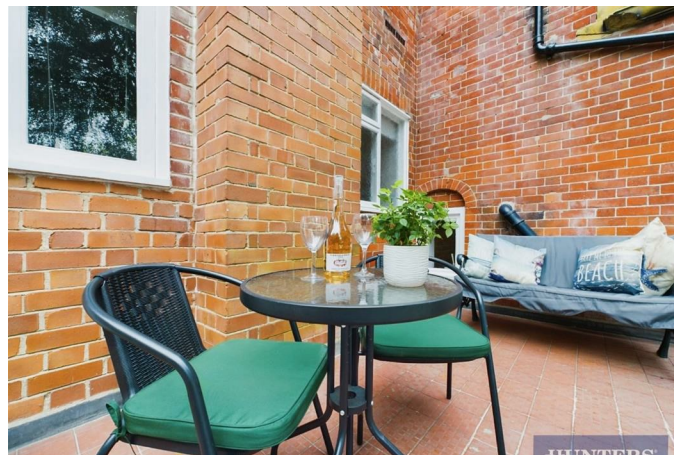




**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

**May Lodge Apartments, Scarborough, North Yorkshire | Offers Over £170,000**  
**Call us today on 01723 336760**





### 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.

Entrance Hall  
Coving, dado rail,  
Heavy Duty Luxury  
Vinyl flooring, storage  
cupboard, electric  
heater, entry phone  
and power points.

Lounge  
17'7" x 13'1"  
UPVC double glazed  
windows to rear  
aspect, coving,  
window seat, built in  
TV unit, electric  
heater, telephone  
point, TV point and  
power points.

Kitchen/diner  
Secondary glazed  
windows to front  
aspect, UPVC double  
glazed door to front  
aspect leading to the  
balcony, Heavy Duty  
Luxury Vinyl flooring,  
range of wall and base  
units with Minerva  
solid worktops, sink  
unit, integrated  
fridge/freezer,  
washer/dryer and  
dishwasher, electric  
oven, electric hob,  
extractor hood and  
power points.

Bedroom 1  
9'11" x 14'11"  
Secondary glazed  
windows to front and  
rear aspects, Heavy

Duty Luxury Vinyl  
flooring, loft access,  
fitted wardrobes,  
electric heater and  
power points.

Bedroom 2  
7'5" x 8'4"  
Secondary glazed  
window to rear aspect,  
Heavy Duty Luxury  
Vinyl flooring, electric  
heater and power  
points.

Bathroom  
6'0" x 7'4"  
Window to front  
aspect, tiled flooring,  
fully tiled walls, heated  
towel rail, shaver point,  
low flush WC, wash  
hand basin with vanity  
unit and shower  
cubicle with electric  
shower.

Parking  
One designated  
parking space.

Agents Notes  
Leasehold Property  
with a remaining lease  
of approx 978 years  
Maintenance  
agreement in place  
with First Port for  
approx £1780 per year.  
Ground Rent £66 per  
year  
Council Tax : D  
EPC- E  
New Water Tank  
System installed 2023

**Hunters are delighted to bring to the market this IMMACULATE apartment located on the HIGHLY SOUGHT AFTER Filey road offering TWO BEDROOMS, BALCONY, MODERN INTERIOR and DESIGNATED PARKING SPACE. This home would make the perfect HOLIDAY HOME or PERMANENT RESIDENCE for a RANGE OF BUYERS.**

**This well presented living accommodation briefly comprises: entrance hall, bay fronted lounge, modern kitchen and dining area with door leading to the balcony, two bedrooms and family bathroom. To the outside you are presented with a designated parking space.**

**The property offers excellent access to a wealth of local amenities and attractions including; The Spa, The Italian Gardens, Clock Tower, Esplanade, Scarborough town centre, Scarborough's South Bay and beach.**

**Also nearby are the benefits of Ramshill Road amenities which include; convenience stores, pharmacy, public houses and hotels.**

**This is not one to miss, call now to arrange a viewing!**



**Approximate total area<sup>(1)</sup>**

720.65 ft<sup>2</sup>

66.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760  
| scarborough@hunters.com