

The Garlands, Scarborough  
**OFFERS OVER £120,000**



PURPOSE BUILT TWO BEDROOM GROUND FLOOR APARTMENT with GARAGE, OWN BALCONY, South Cliff. LARGE LOUNGE, MODERN KITCHEN, CENTRAL HEATING, DOUBLE GLAZING together with BATHROOM, WC. Maintenance Agreement in operation. NO ONWARD CHAIN. £1053.09 per annum with Capitol Property Services. FREEHOLD

## **Communal Entrance Hall**

Window and door to the front aspect, understairs storage cupboard housing the electric meters, stairs to the first floor landing and a further storage cupboard with light and power point which could easily be turned into a laundry room.

## **Entrance Hall**

Door to the side aspect, three storage cupboards, one housing the gas combi boiler, one housing the fuse box and the gas meter, radiator and power points.

## **Lounge/Diner 6.75m x 3.00m - 22'2" x 9'10"**

UPVC double glazed French doors to the rear aspect, giving access to the rear garden, UPVC double glazed window and UPVC double glazed door to the front aspect giving access to the balcony. TV point, feature fireplace with gas coal effect fire, radiator and power points.

## **Kitchen 3.45m x 3.00m - 11'4" x 7'10"**

UPVC double glazed window to the rear aspect, range of wall and base units with roll top work surface, stainless steel sink and drainer, space for oven, space for washing machine, radiator and power points.

## **Bedroom One 4.00m x 3.90m - 13'1" x 12'10"**

UPVC double glazed window to the front aspect, radiator and power points.

### **DISCLAIMER**

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.

## **Bedroom Two** 4.10m x 2.90m - 13'5" x 9'6"

UPVC double glazed window to the front aspect, radiator and power points.

## **Bathroom**

UPVC double glazed window to the rear aspect, white two piece suite comprising wash hand basin, bath with shower over, shaver point, radiator.

## **WC**

UPVC double glazed window to the front aspect, white two piece suite comprising of low flush WC, free standing wash hand basin, radiator and tiled flooring.

## **Garage** 5.50m x 2.60m (18'8" x 9'2") -

Block of four garages, brick built with up and over door.

## **External Front**

Elevated position with sweeping driveway leading to the block of four garages with off street parking, laid to lawn with mature trees.

## **Rear Garden**

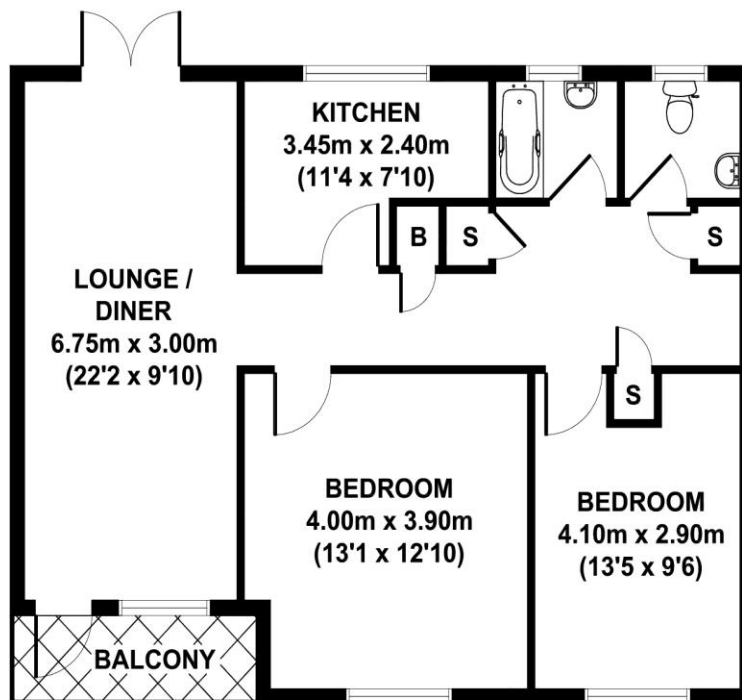
Communal front and rear gardens.

## **Maintenance Agreement**

£1053.09 per annum with Capitol Property Services.

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### THE GARLANDS

**APPROX. GROSS INTERNAL FLOOR AREA 75 SQ M / 807 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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