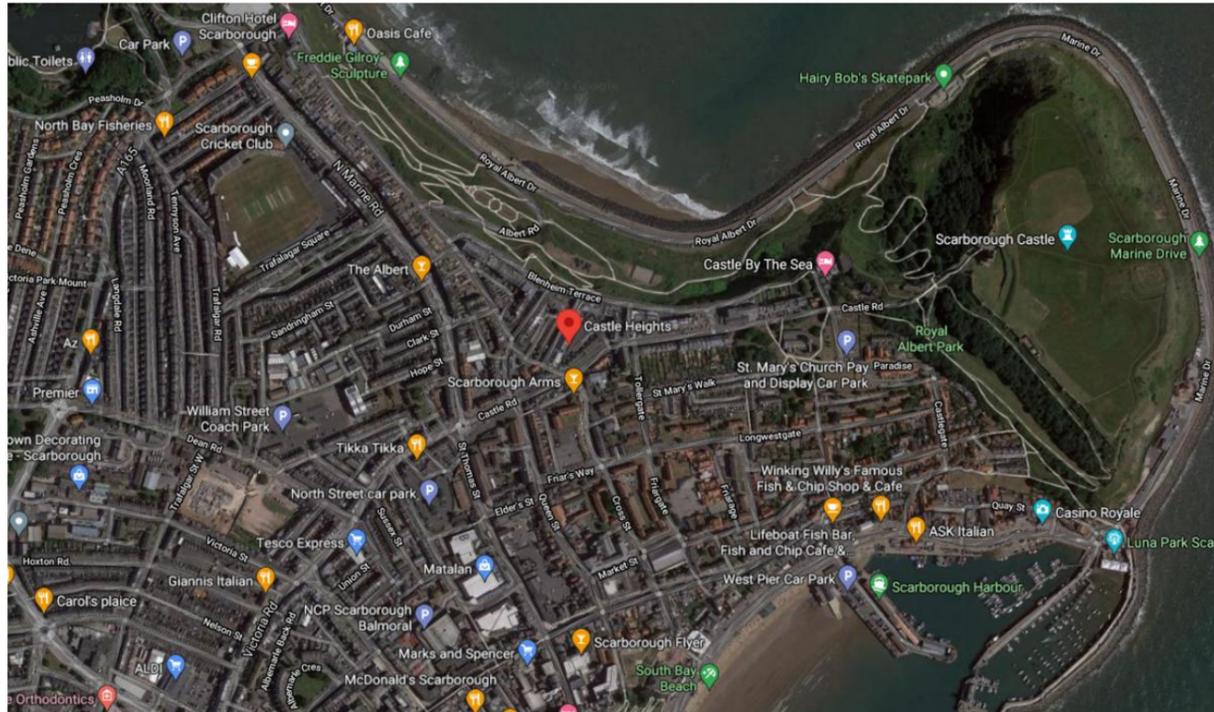


Flat 1, Castle Heights, Marlborough Street, Scarborough £170,000



Full EPC information available on request.

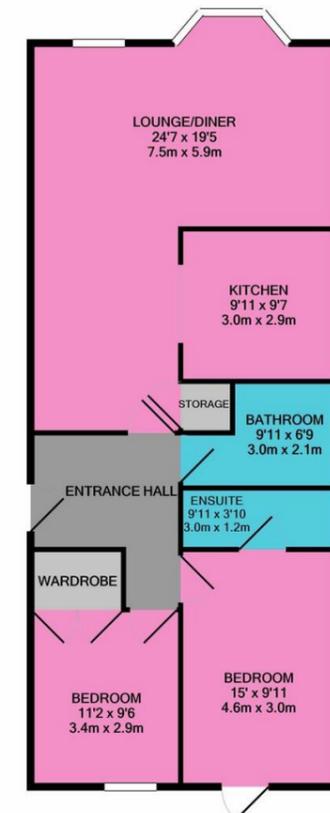
- Well presented ground floor flat
- Underground allocated parking
- Lift in building
- Spacious lounge/diner
- 2 Bedrooms
- 2 Bathrooms, master ensuite
- Underfloor heating and DG windows
- Holiday lets and pets not permitted

Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



VERY WELL PRESENTED ground floor apartment with OUTDOOR TERRACE and UNDERGROUND PARKING. 2 DOUBLE BEDROOMS and 2 BATHROOMS.

We are delighted to offer for sale this contemporary ground floor apartment within a prestigious block. The property briefly comprises of an entrance hallway which leads through to the spacious sitting room with bay window and dining area, the kitchen is fitted with a good selection of shaker style units with granite worktops, the kitchen further benefits from integrated double oven, hob and extractor, fridge freezer, washing machine and dishwasher. The master bedroom is of generous proportions and has an ensuite shower room as well as giving access to the outdoor terrace. Second double sized bedroom and family bathroom which is fitted with a contemporary 3 piece suite with the addition of a shower over the bath. The apartment has underfloor heating throughout and a video entry intercom system. The communal hallway gives access to the lift which allows entry down to the secure underground parking.



TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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