

**FLAT 25, WESSEX COURT
ESPLANADE
SCARBOROUGH, YO11 2AE**

**ONE BEDROOM GROUND FLOOR FREEHOLD FLAT, VIEWS
TOWARDS HARBOUR AND CASTLE HEADLAND,
BEAUTIFULLY PRESENTED, ECONOMY 7 ELECTRIC
HEATING, REFITTED BREAKFAST KITCHEN, SEPARATE
LOUNGE AND DINING ROOM, SOUGHT AFTER LOCATION**



PRICE FOR FREEHOLD £137,500

An extremely well presented one bedroom ground floor freehold flat with bow windows looking towards the harbour and castle headland. The generous accommodation comprises an elegant roomy lounge, separate dining room between the hall and modern refitted breakfast kitchen. The spacious double bedroom has extensive built-in wardrobes, attractive bathroom, further long narrow room ideal for storage office/computer use. Economy 7 electric heating, Wessex Court is known locally as a prestigious sought after address and location.

Go over Valley Bridge towards South Cliff, turn left up Belmont Road which continues onto Esplanade. As you bear right, this building is immediately on the right.

Jacksons
PROPERTY SERVICE

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25 WESSEX COURT, SCARBOROUGH

SECURITY ENTRANCE BELL SYSTEM

FLAT 25

ENTRANCE DOOR

ENTRANCE HALL (13'9" x 4'3") Coved ceiling, economy 7 electric radiator, wall mounted telephone entry system.

LOUNGE (19'9" max into bow window x 13'9" max) Ornate coving, centre piece, wall lighting, period style fire surround, marble back ground and hearth, parquet flooring, view towards harbour.



DINING ROOM (15'6" x 6'9") Coved ceiling, wall lights, telephone point, economy 7 electric radiator.

BREAKFAST KITCHEN (15'3" x 7'3") Coved ceiling, work tops, base units, wall cupboards concealed lighting under, illuminated display cabinet with drawers, inset electric hob, extractor over, wine rack, built-in eye level oven and grill, skirting heater, inset sink unit, wall tiling, plumbing for automatic washing machine, built-in fridge, floor tiling, double doors to store cupboard built-in airing cupboard.



BEDROOM 1 (17' into bow window x 10'9") Corniced ceiling, centre piece, 10'9" run of built-in wardrobes.

ROOM (11'9" x 4') Book shelving, possible office/computer usage

BATHROOM Three piece suite in pink comprising bath, hand basin, wc, wall tiling.

OUTSIDE

FRONT Communal gardens.

VIEWING By appointment through this office.

MEASUREMENTS Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS

Conditions of receiving Jacksons Property Service particulars.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.

