



FENBY GARDENS, YO12 5LB

Two bedroom modern purpose built flat in a regarded area. The property enjoys lounge dining room, lovely kitchen, en-suite to master bedroom. Further bathroom, sealed unit double glazing, gas central heating, courtyard with garage.

Price for leasehold
REDUCED TO £139,950
(999 years from 2002)



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FENBY GARDENS, SCARBOROUGH

Purpose built two bedroom modern leasehold flat. In a residential location. First floor served by stairs. Lounge dining room with double doors to balcony, modern stylish kitchen, two bedrooms, master en-suite, shower room/wc, further separate bathroom suite, gas central heating, sealed unit double glazed windows, garage and further parking in rear courtyard, communal gardens.

DIRECTIONS: From Falsgrave go up Stepney Road turn left at the roundabout into Sandybed Lane, take second left into Fenby Gardens, this spacious flat is within the first block on the right. Parking at rear.

Communal entrance with telephone security entrance system.

Stairs to

FIRST FLOOR

LANDING Built in store cupboard.

THE FLAT

ENTRANCE HALL Radiator, wall mounted telephone for entrance system, two built-in cupboards, one housing the gas central heating boiler, further store cupboard.

LOUNGE/DINING ROOM (20'3" max into recess x 13'3") Two ceiling fans, two radiators, double doors to balcony rooftop and wooded views.

KITCHEN (11' x 9') Work tops, base units, wall cupboards including open display section, stainless steel sink unit, tiled splash backs, plumbing for automatic washing machine, inset hob, built-in oven and grill under, extractor fan over, space for tall fridge freezer, radiator, rooftop and treetop views.

BEDROOM 1 (20'6" max x 9'3") Ceiling fan, built-in cupboard, triple fitted wardrobes.

EN-SUITE SHOWER ROOM/WC Comprising corner shower cubicle, wall tiling, hand basin set into vanity unit, wc, electric shaver socket, extractor fan, radiator.

BEDROOM 2 (12'3" average x 9'9") Radiator, view over courtyard.

BATHROOM Three piece suite in white comprising bath, wc, hand basin set into vanity unit, electric shaver socket, radiator, extractor fan.

OUTSIDE

Communal maintained gardens, extra parking to the front of brick garage, visitors parking, covered bin store, wooded backdrop.



MAINTENANCE £850 per annum plus ground rent £50 per annum.

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.

