



ST JAMES HOUSE, WASHBECK CLOSE, YO12 4DR

Modern purpose built two bedroom leasehold first floor apartment, stylish interior, electric heating, mature communal gardens, secure car park, close to town, south bay beach and harbour.

Price for leasehold £99,950
999 years from June 1998



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www.jacksonspropertyservice.co.uk

ST JAMES HOUSE, WASHBECK CLOSE, SCARBOROUGH

A very well presented two bedroom first floor leasehold purpose built apartment. A most important feature to mention is the enclosed secure car parking. The apartment is light and spacious, the lounge diner enjoys a mediterranean flavour being able to open double doors looking out over communal gardens, the apartment has a breakfast kitchen, modern style bathroom, both bedrooms are of double size. Electric economy 7 heating, UPVC windows, splendid location South Bay and the harbour nearby. Ideal residential or holiday home.

DIRECTIONS: From Valley Road bear right at the mini roundabout towards Seamer Road, at the next mini roundabout take the first exit onto Washbeck Close.

COMMUNAL ENTRANCE

STAIR TO

FIRST FLOOR

DOOR TO

APARTMENT

ENTRANCE HALL Leading to

INNER HALL Wall mounted telephone entry security phone, economy 7 electric heater, telephone point, airing/store cupboard.

LOUNGE (14'6" max x 12'6" max) Coved ceiling, wooden fire surround, electric pebbled living flame effect fire, economy 7 electric heater, double doors open wide overlooking communal gardens.

BREAKFAST KITCHEN (12' max x 9' max reducing to 6'3" wide in part) Sunken ceiling lights, work tops, base units, wall cupboards, inset hob, illuminated extractor unit over, built-in oven and grill under, inset sink unit, wall tiling, plumbing for automatic dishwasher, tall pantry cupboard, skirting mounted electric convector heater, fold down breakfast table.

BEDROOM 1 (13' x 9'6") Wall mounted electric convector heater, wall mounted electric towel rail.

BEDROOM 2 (10'3" x 8'3") Wall mounted electric convector heater, wall mounted electric towel rail.

BATHROOM Three piece suite in white comprising bath, hand basin, wc, Mira shower over bath, extensive italian style wall tiling, extractor fan, wall mounted electric convector heater, wall mirror, bathroom cabinet.

OUTSIDE

Communal gardens with mature shrubs and trees, lawned areas.

Enclosed secure parking.

MAINTENANCE Approximately £550 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.

