



## FLAT 2, NORTH MARINE ROAD, YO12 7JA

One bedroom first floor flat situated on the outskirts of the town centre. Recent scheme of updating and modernisation, eye catching décor, sash windows and electric central heating.

Price for leasehold £94,000



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**FLAT 2, NORTH MARINE ROAD,  
SCARBOROUGH**

This one bedroom first floor flat has undergone a recent scheme of modernisation and improvement. The building itself is set off with a traditional feel with period features of wood panelled door, sash windows, railed forecourt and gated access. The flat itself being one of four in the block has a modern feel with a contemporary kitchen and bathroom, striking décor and electric central heating, ideal for a first time buyer or as a seaside retreat.

**DIRECTIONS:** From St Thomas Street roundabout take the second exit onto North Marine Road, number 88 is the second building after Trafalgar Square.

**COMMUNAL ENTRANCE** Hall with video entry system, staircase to all floors.

**THE FLAT**

**ENTRANCE HALL** With video entry system, deep shelved cupboard, central heating radiator, laminate flooring.

**OPEN PLAN KITCHEN LIVING AREA** (19' x 15')

**KITCHEN AREA** Range of modern base and wall units and drawers with complimenting granite effect work tops, splash backs, stainless 1 ½ bowl sink and drainer, electric oven and grill, halogen hob and extractor hood over, integral fridge freezer and washer dryer, laminate flooring.

**LOUNGE AREA** Wood panelled sash bay window, attractive ceiling rose and cornicing, accent wall with open shelved recess, television and satellite points, wired for surround sound, central heating radiator.

**BEDROOM** (12'9" x 11') Sliding sash window, central heating radiator, telephone point.

**RECENTLY FITTED MODERN BATHROOM**

Three piece suite in white comprising panel bath with electric shower over complimenting white tiling, wash hand basin, w/c, chrome ladder radiator, inset ceiling lights, eye catching floor tiling.



**OUTSIDE**

Gravelled courtyard with iron railings and gated access.

**MAINTENANCE** Approx £500 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.

