



BELVEDERE MANSIONS, BELVEDERE ROAD, YO12 7PY

Modern purpose built one bedroom ground floor leasehold apartment beautifully presented, integrated lounge dining area and kitchen, sealed unit double glazing, gas central heating, security system, own designated car space, maintained gardens, ideal holiday home or residential property.

Price for leasehold £135,000
(999 years from 20 May 2005)



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BELVEDERE MANSIONS,
BELVEDERE ROAD,
SCARBOROUGH

A modern purpose built one bedroom leasehold apartment at ground floor level with designated parking space. The building has been constructed in recent times. The apartment is beautifully presented throughout, it is light and airy, fitted and decorated with flair and imagination. Splendid lounge with integrated well equipped kitchen, dining area, sizeable double bedroom, smart bathroom. Sealed unit double glazing, video entry phone security system, further alarm system fitted, gas central heating to radiators. Ideal residential or holiday accommodation with maintained gardens, designated parking space.

DIRECTIONS: From Ramshill go through the traffic lights, continue up Filey Road, take fourth left into Belvedere Road, Belvedere Mansions on the left.

COMMUNAL ENTRANCE HALL With fitted post boxes.

APARTMENT

ENTRANCE HALL (14'3" x 5'3" max) Wall mounted security entrance system with combination video and phone, further independent alarm system, corner cloaks cupboard, radiator, laminate floor.

LOUNGE WITH INTEGRATED KITCHEN AND DINING AREA (23'3" x 10'9")

KITCHEN AREA Work tops, base units, wall cupboards, inset stainless steel sink unit, wall tiling, integral dishwasher and integral washer/dryer, inset gas hob, extractor over, built-in double oven and grill, integral fridge and freezer, floor tiling.

DINING AREA Radiator, the dining area floor is laminate finish which continues into the

LOUNGE AREA Coved ceiling, television and telephone points.

BEDROOM (14'3" max x 11'3" max) There is an 8'9" run of fitted wardrobes which incorporate a linen section and also conceal the gas central heating boiler, laminate flooring, radiator, television and telephone points.

BATHROOM Three piece suite in white comprising bath with shower attachment, hand basin set into vanity unit, fitted cupboard over, wc, extensive wall tiling, extractor fan, tall upright chrome style finish towel rail/radiator, floor tiling.

OUTSIDE

FRONT Main entrance.

REAR Maintained gardens, designated parking area, integral bin store.

MAINTENANCE £380 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.

