



## **GATCOMBE COURT BACK PRINCESS ROYAL TERRACE SCARBOROUGH, YO11 2RB £65,000**



Forming part of a modern detached block convenient for Ramshill amenities. This good sized one bedroomed first floor apartment will appeal to first time buyers, couples, second home owners and landlords alike. The property is in good order throughout and comprises of communal entrance door to stairs and first floor, private entrance door to hallway, cylinder and separate walk-in cupboard, large front facing lounge, adjacent modern kitchen with integrated appliances. There is a double bedroom and contemporary bathroom in white with shower over bath. The property also benefits from electric central heating, uPVC double glazing and offers no onward chain. Leasehold

# Property Number - 109178

## LOCATION

From Scarborough Railway Station, proceed over Valley Bridge. Proceed up Ramshill Road onto Filey Road, turn right onto Fulford Road, take the second left with Gatcombe Court on your right hand side.

## COMMUNAL ENTRANCE AND HALL

Intercom door entry system opening to hallway with stairs up to first floor.

## ENTRANCE HALLWAY

Door opening to hallway with radiator, two storage cupboards, one housing water tank.

## LOUNGE/KITCHEN

22'0" x 11'3" [6.71m x 3.43m]

L-shaped room with open plan kitchen with a full range of base and wall units, co-ordinating worktops and tiles above. Sink unit, electric oven and hob with extractor above. To the lounge area is a uPVC double glazed window overlooking the front, radiator.

## BEDROOM

14'2" x 10'8" [4.32m x 3.25m]

Two uPVC double glazed windows, radiator.

## BATHROOM / W.C.

8'7" x 5'7" [2.62m x 1.7m]

White suite with wash basin, w.c and bath with shower over, part tiled walls, towel rail.

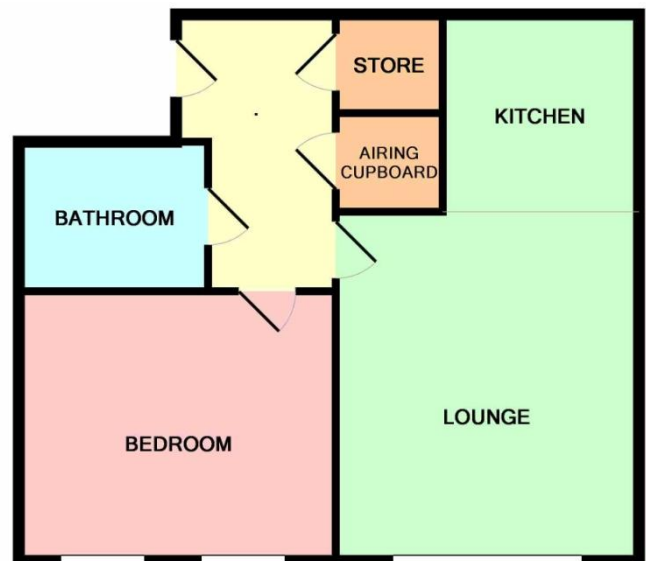
## TENURE

The property is believed to be Leasehold with a maintenance agreement in place.

## EPC RATING: D

## RESIDENTIAL DISCLAIMER

The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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