








colin ellis

# Newby Farm Road,
## Scarborough, YO12 6WA

**Guide Price** £240,000

A well-presented two-bedroom second floor apartment situated within Alder View Court, a popular McCarthy & Stone retirement development for the over 60s, conveniently located on Newby Farm Road in the Newby area of Scarborough. This attractive apartment offers comfortable and independent living within a welcoming retirement community, with the added benefit of communal facilities and maintained shared areas. The accommodation briefly comprises an entrance hall, a spacious living room, a fitted kitchen, two bedrooms and a bathroom. Residents benefit from access to the development's communal areas, providing opportunities to socialise and enjoy a friendly community atmosphere. The property also benefits from an allocated parking space, offering convenient off-road parking.

2 | 1 | 1 | EPC B

## MCCARTHY & STONE

Alder View Court is an award winning development which has won both gold awards for National Housing for Older People 2019 and best Commercial Garden 2018. The development consists of 42 apartments for the over 60s. There is a house manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance.

Situated in the desirable North side of Scarborough in the well regarded residential area of Newby/Scalby ideally positioned for a wide range of facilities and amenities including; supermarket, library, chemist, dentist and doctors surgery, North Cliff Golf Club, tennis courts and walking/cycling trails.

## HALLWAY

*1.42 x 1.75 (4'7" x 5'8")*

## LIVING ROOM

*3.66 x 645 (12'0" x 2116'1")*

## KITCHEN

*3.43 x 2.32 (11'3" x 7'7")*

## BEDROOM

*3.95 x 2.89 (12'11" x 9'5")*

## BEDROOM

*3.30 x 3.35 (10'9" x 10'11" )*

## BATHROOM

*2.16 x 1.67 (7'1" x 5'5")*

## TENURE

We have been informed of the following information:

* Leasehold 989 years remaining
* Maintenance Charge TBC
* Ground Rent due for review 2032
* Ground Rent TBC










Poppy
colin ellis


colin ellis


colin ellis


colin ellis


colin ellis


colin ellis




colin ellis

**Approximate total area**[1]

888 ft²

82.7 m²

**Reduced headroom**

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

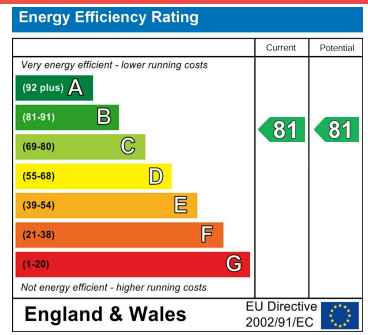
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Newby Farm Road - 18864433
## Council Tax Band - C
## Tenure - Leasehold

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. Council Tax Band ratings have been provided by DirectGov.




The Property Ombudsman
naea | propertymark PROTECTED
RICS Regulated by RICS
Zoopla
rightmove
OnTheMarket

Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk