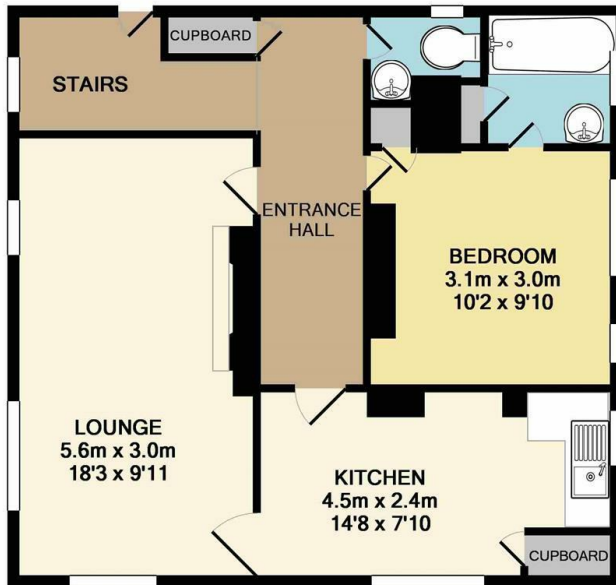




## Flat O, Dr. Smarts Home Woodland Grove, Scarborough, YO12 6NF

£900

- WATER BILLS INCLUDED
- BRIGHT AND AIRY ROOMS
- PRIVATE GARDENS
- 2 MEALS A DAY INCLUDED
- CLEANING INCLUDED
- FIRST FLOOR
- OVER 55 ONLY
- ONE BEDROOM
- GAS CENTRAL HEATING INCLUDED



TOTAL APPROX. FLOOR AREA 51.2 SQ.M. (551 SQ.FT.)

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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## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	