



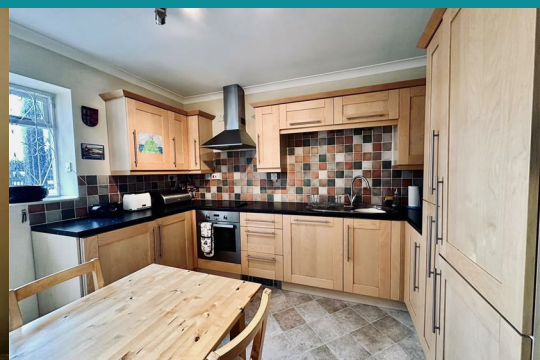
10 Albion Road

South Cliff, Scarborough, YO11 2BT

Guide Price £120,000



We are delighted to bring to the market this 1 bedroom flat in the popular South Cliff area boasting a sea view from one side of the bay window and a view of St Martins Court from the other side. With modern dining kitchen, bathroom and large lounge/dining room. In our opinion, this property offers the buyer the chance for a stylish and comfortable home by the sea. Just a short distance from the Esplanade, Ramshill shops and within walking distance of the town or the South Bay. Call our friendly sales team today to arrange a viewing of your new home.



Entrance

Steps up to the communal entrance with entry phone system. Stairs to the First Floor and private entrance.

Lounge/Dining Room

Feature bay window overlooking the South Bay and St Martins Church. Overhead light, coving and wall lights. Open access to dining area, with storage cupboard housing electrical consumer unit. Storage heater.

Kitchen

Range of wall, base and drawer units with co-ordinating worktop, tiled splashback and stainless steel sink. Built in electric oven, ceramic hob and extractor fan. Built in fridge and washing machine and space for dishwasher. Window overlooking the rear and door giving access to the fire escape.

Bedroom

Rear facing window, overhead light and coving. Storage heater.

Bathroom

3 piece suite with P shaped bath, glass screen and electric shower over. Fully tiled walls with shelf behind the sink, towel rail, spotlights and extractor fan.

Tenure

The property is a Freehold flat and we are advised by the owner that the management is with Walker Landry and is approximately £800 per annum.

Directions

Post code for Sat Nav is YO11 2BT

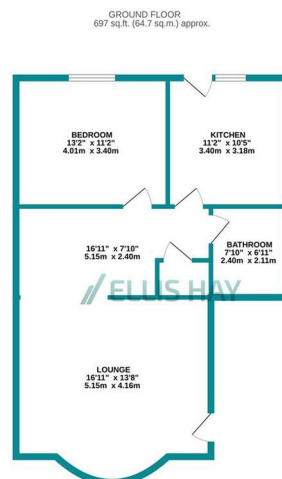
Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Freehold



TOTAL FLOOR AREA: 697 sq.ft. (64.7 sq.m.) approx.
We have not visited the property and cannot guarantee the accuracy of the information provided. We are not responsible for any errors or omissions in this information. We are not responsible for any errors or omissions in this information. We are not responsible for any errors or omissions in this information.

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