



St. Martins Avenue

South Cliff, Scarborough, YO11 2DA

Guide Price £145,000



2 Bedroom Apartment in a prominent building on Scarborough's popular South Cliff area, close to the Esplanade, Spa, Ramshill shops and easy access to the town centre and South Bay. With bay fronted lounge/diner, the property has views towards the Esplanade and the Sea - an ideal view when having a morning coffee. With modern kitchen and bathroom, 2 double bedrooms and a large hallway with plentiful storage. With intercom access from the communal entrance on South Street, the property is on the First Floor and there is a lift. Please call our friendly team at your earliest convenience to arrange an appointment to view. **SOLD WITH NO ONWARD CHAIN**



Communal Entrance

Entrance to the property is via the Communal Entrance on South Street. The flat is on the First Floor with intercom system.

Private Entrance

Inner Lobby

With built in cupboard and overhead light.

Hallway

With tall built in cupboards, overhead light, radiator and feature wall display.

Lounge/Diner 16'4" x 15'0" (5 x 4.59)

With bay fronted window overlooking the front of the property and a view towards the Esplanade and the sea. Overhead light with ceiling rose, coving and deep skirting boards. Fireplace and radiators.

Kitchen 11'0" x 8'2" (3.37 x 2.5)

With range of modern wall, base and drawer units, co-ordinating worktop, stainless steel sink, tiled splashback and brushed stainless steel plug sockets. Built in electric oven, ceramic hob and extractor fan over. Built in fridge/freezer and automatic washing machine. Overhead light, coving and under cupboard lights. Fan heaters under the base cupboards. Wall mounted boiler housed in cupboard. Window overlooking the front of the property.

Bedroom 1 14'3" x 9'0" (4.36 x 2.76)

Double bedroom with rear facing window. Overhead light and radiator.

Bedroom 2 10'10" 8'3" (3.32 2.54)

Double bedroom with rear facing window. Overhead light and radiator.

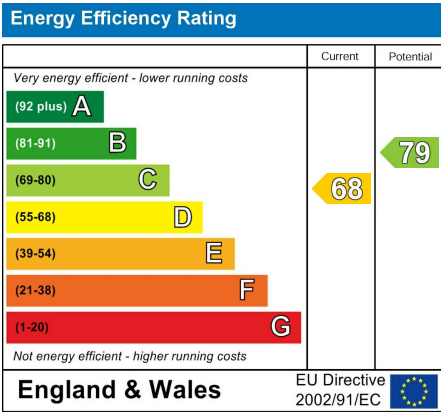
Bathroom 8'2" x 7'4" (2.5 x 2.26)

3 piece bathroom suite with electric shower and glass shower screen. Overhead light, radiator and towel rail. Part tiled walls and linoleum flooring.

Tenure

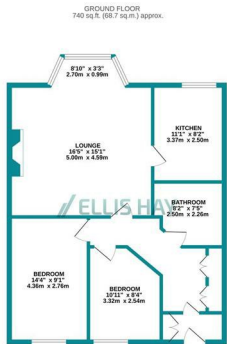
The property is Leasehold with a share in the Freehold. The lease has 986 years remaining. The block is managed by Ellis Hay and we are advised that the annual fees are in the region of £1416, paid quarterly.

Area Map



Council Tax Band: B

Tenure: Leasehold - Share of Freehold



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property