



16 Christine House 1-3 Avenue Victoria

South Cliff, Scarborough, YO11 2QB

Guide Price £175,000



Welcome to Christine House, Scarborough - we think this is a charming flat that could be your next dream home! With a modern kitchen, family bathroom and a spacious hallway there is a large reception room with side sea views. The main bedroom has an ensuite bathroom and side sea views and the second bedroom has SEA VIEWS. The property has modern programmable electric low cost heating throughout.

Located close to the Esplanade, in our opinion this flat offers the perfect blend of urban living and coastal charm. Close to many amenities, from the cliff lift, South Bay, The Spa, Ramshill shops and a short walk to the town centre, the property also benefits from a shared grassy area on ground floor level and communal facilities for cycle storage and waste disposal. There is a modern lift in the communal area leading to the second floor.

Don't miss out on the opportunity to make this flat your own - book a viewing today by calling our friendly sales team on 01723 350077.



Communal Entrance

Intercom system. Lift access from the communal lobby to the second floor and staircase.

PRIVATE ENTRANCE

HALLWAY

With built in storage cupboard.

LOUNGE

Window overlooking the front of the property

KITCHEN

Range of wall and base units, co-ordinating worktop, sink unit and tiled splashback. Integrated oven, hob and extractor fan over. Integrated fridge/freezer. Window overlooking front of the property.

BEDROOM 1

Double Bedroom with window overlooking the front of the property and side sea views.

EN SUITE

3 piece bathroom suite with heated towel rail. Window overlooking the front of the property

BEDROOM 2

Double bedroom with window overlooking the side of the property and with a sea view.

BATHROOM

3 piece bathroom suite with shower over the bath and glass shower screen. Extractor fan and heated towel rail.

TENURE

In our opinion, the block is consistently maintained to a very high standard. This is achieved by the property owners' company which utilises a maintenance agreement with a local management agent Ellis Hay. The current annual fees are £1601.20 paid quarterly.

DIRECTIONS

What 3 Words

Drips.clips.curiosity

Area Map

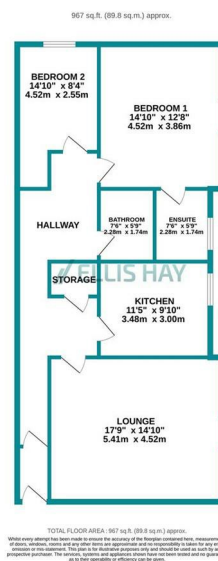


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	79
England & Wales		EU Directive 2002/91/EC

Council Tax Band: C

Tenure: Leasehold - Share of Freehold



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