



St. Martins Avenue

South Cliff, Scarborough, YO11 2DA

Guide Price £130,000



We are delighted to offer to the market this 2 bedroom self contained apartment in Scarborough's popular South Cliff area close to the Esplanade, South Bay, Ramshill Shops and the Town Centre itself. In our opinion, this property offers spacious accommodation, plentiful storage and is in a well maintained and prominent block. With lounge/diner, modern kitchen and bathroom, 2 double bedrooms and access to an additional storage in a communal area. We highly recommend an early viewing of this property - call our friendly sales team on 01723 350077.



Communal Entrance 3'3" x 6'3" (1.0 x 1.91)

Entrance to the property is via the Communal Entrance on St Martins Avenue street. The flat is on the ground floor with an intercom system.

Hallway 3'3" x 17'10" (1.00 x 5.45)

With tall built in cupboards, overhead lights and radiator.

Lounge/Diner 15'8" x 17'1" (4.80 x 5.21)

With bay fronted windows overlooking the front of the property. Overhead spotlights, laminated flooring and radiator.

Kitchen 9'11" x 5'10" (3.03 x 1.79)

With range of modern wall, base and drawer units, co-ordinating worktop, stainless steel sink and tiled splashback. Built in cooker and gas hob and extractor fan over. Space for washing machine, dishwasher and fridge freezer.

Bedroom 1 12'5" x 10'10" (3.80 x 3.32)

Double bedroom with front facing windows. Overhead light and radiator.

Bedroom 2 10'10" x 7'3" (3.32 x 2.23)

Double bedroom with front facing window and overhead lighting.

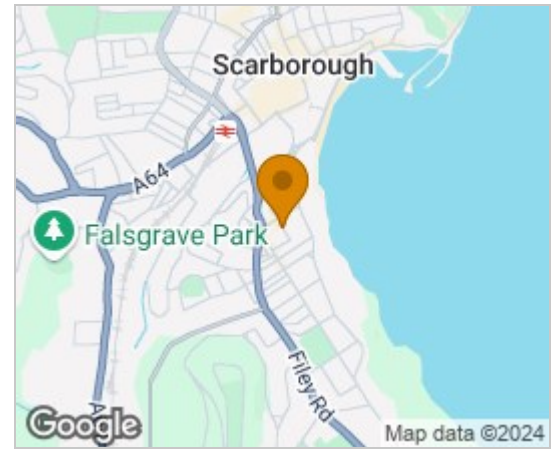
Bathroom 12'5" x 5'11" (3.80 x 1.81)

Toilet and basin suite with electric shower and walk in cubicle. Overhead light, radiator with towel rail and tiled 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 £1344, paid quarterly.

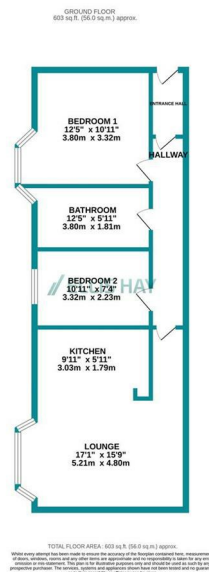
Area Map



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			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Leasehold - Share of Freehold



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