



**7 Albion Road, Scarborough, YO11 2BT**

**Guide Price £79,950**

2 Bedroom self contained flat in the desirable SOUTH CLIFF just a short walk from Scarborough's beautiful Esplanade and close to all the amenities this area offers such as shops, food outlets, entertainment venues, churches and transport links. When briefly described the property comprises modern kitchen and open plan living/dining room, 2 double bedrooms, shower room and hallway with intercom system.

Sold with NO ONWARD CHAIN, in our opinion this property will appeal to a number of buyers - first time buyers, those looking for a weekend retreat or investors in the rental market. Call us now to arrange a viewing

### **Communal Hallway**

Steps up to the front entrance. Telecom entrance system

### **Private Entrance**

### **Hallway/Stairs**

Stairs leading to hallway.

### **Lounge/Diner 12'11" x 7'8" (3.96 x 2.36)**

Rear facing room with electric fire and fire surround. Overhead and wall lights.

### **Kitchen 10'1" x 7'11" (3.08 x 2.42)**

Range of wall, base and drawer units with co-ordinating worktop, stainless steel sink and tiled splashback.. Fitted electric oven and hob with extractor fan over. Space for undercounter fridge and automatic washing machine. Window overlooking the rear of the property. Overhead lights.

### **Bedroom 1 11'10" x 10'5" (3.63 x 3.19)**

Double bedroom with overhead light and window.

### **Bedroom 2 11'10" x 10'6" (3.63 x 3.21)**

Double bedroom with overhead light and window.

### **Bathroom 5'3" x 4'7" (1.61 x 1.41)**

3 piece suite with shower enclosure.

### **Tenure**

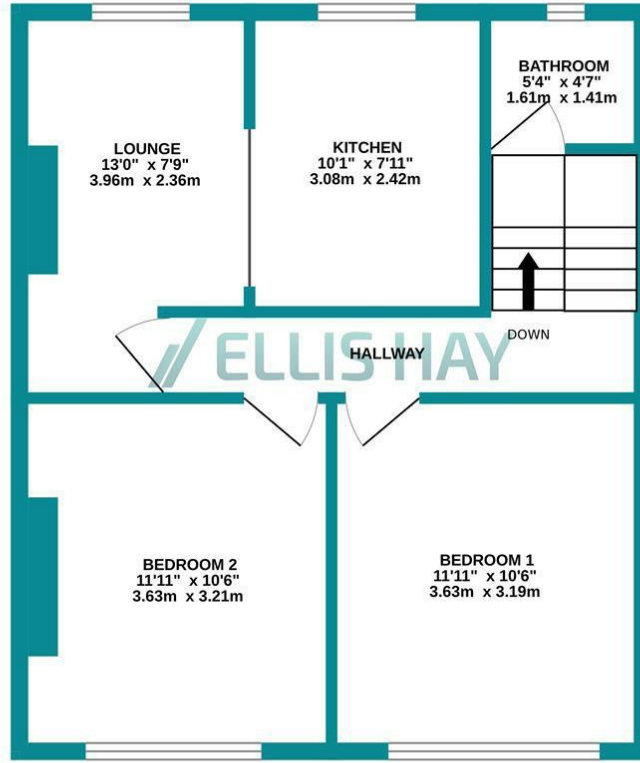
A Freehold property, we are advised that the management is with Walker Landray and the last management fee was £630.

### **Directions**

What 3 word  
angel.stuck.swan

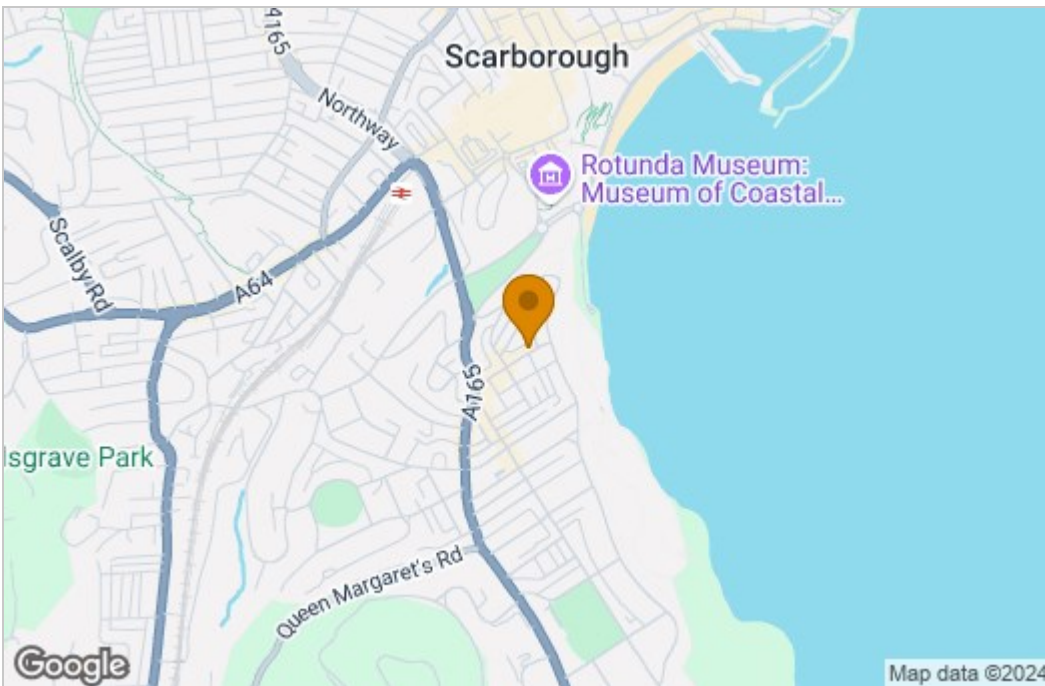
# Floor Plan

513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA - 513 sq.ft. (47.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropro 62025

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.