



Flat H Carlton Tower,

1-2 Belmont Road, Scarborough, YO11 2AA

Guide Price £190,000



We are delighted to bring to the market this characterful second floor-flat in the sought after location of South Cliff. The flat offers a popular location with scenic views over the valley, South Bay and Castle.

The property is located close to all the amenities the town centre has to offer including the railway station, shops, cafes, restaurants, and theatre, it also benefits from close proximity to the towns Seafront and Spa Complex, Esplanade Gardens and Art Gallery.

When briefly described the property has an entrance hall, kitchen, with panoramic views, three bedrooms and bathroom. In our opinion, this property will appeal to a variety of buyers.

Sold with NO ONWARD CHAIN, we highly recommend an early viewing of this property, please contact our friendly sales team on 01723 350077.



Hallway

Entrance hall with feature stained glass window, built in storage, radiator, overhead lighting and wall lights.

Living Room 22'1" x 15'4" (6.75 x 4.69)

Secondary windows with rear facing views, overhead lighting, wall lights, radiators and gas fire.

Bedroom 1 18'3" x 16'1" (5.58 x 4.92)

Double bedroom with front facing secondary windows, built in storage, radiators, spotlights and overhead lighting.

Bedroom 2 14'10" x 8'7" (4.54 x 2.64)

Double bedroom with front facing windows, radiators, spotlights and overhead lighting.

Bedroom 3 8'7" x 6'7" (2.64 x 2.03)

Single bedroom with radiator, secondary window and overhead lighting.

Kitchen 14'10" x 12'7" (4.54 x 3.86)

With a range of wall, base and drawer units, co-ordinating worktop, sink and tiled splashback. Built in cooker and grill, microwave, gas hob and extractor fan. In situ washing machine, dryer and tall standing fridge freezer.

Bathroom 8'1" x 6'6" (2.47 x 1.99)

Toilet and basin suite with electric shower and walk in cubicle. Partial tiling, overhead lighting, radiator, heated towel rail and mirror with lighting.

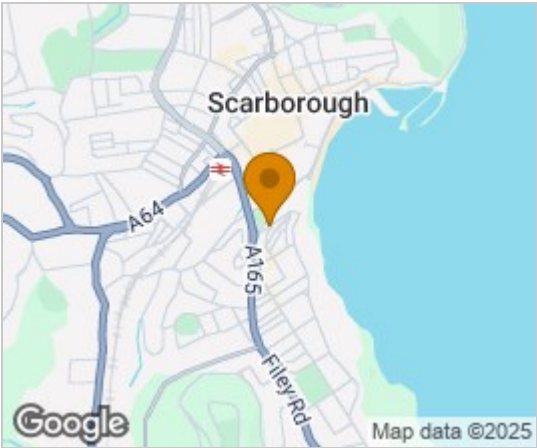
Tenure


The property is freehold. The block is managed by Ellis Hay and we are advised the annual fees are in the region of £1050, paid twice a year.

What 3 Words

handy loaded dared

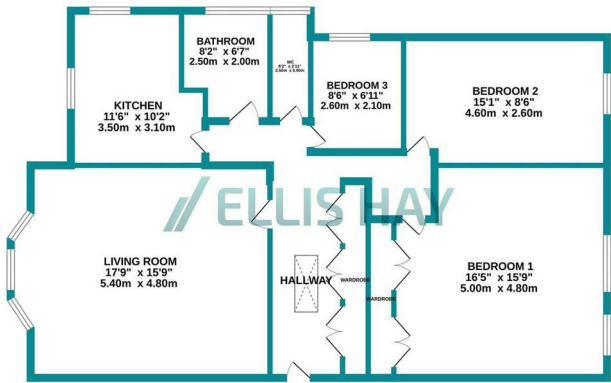
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		54
(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: Freehold



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error. Customers of this information should be aware that the floorplan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 12/2024

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (i) 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