



## 3 Royal Avenue

Ramshill, Scarborough, YO11 2LS

£87,500



Close to all the many amenities of Ramshill, the beautiful Esplanade, South Bay and within good transport links to the town centre and further afield to Filey, this 1 bedroom flat is offered to the market with NO ONWARD CHAIN.

When briefly described this second floor flat offers a lounge, kitchen, bedroom and bathroom.

In our opinion, the property would make an ideal residential home or buy to let and we look forward to your call to book a viewing appointment.

Please call our friendly sales team to arrange a viewing on 01723 350077





Intercom system and stairs to the second floor flat.

**Lounge 15'0" x 11'6" (4.59 x 3.53)**

With front facing sash window, overhead light and electric storage heater.

**Kitchen 11'5" x 7'3" (3.5 x 2.22)**

With range of wall, base and drawer units, stainless steel sink and tiled splashback. Space for undercounter fridge and cooker. Sash window overlooking the front of the property.

**Bedroom 15'5" x 9'3" (4.72 x 2.82)**

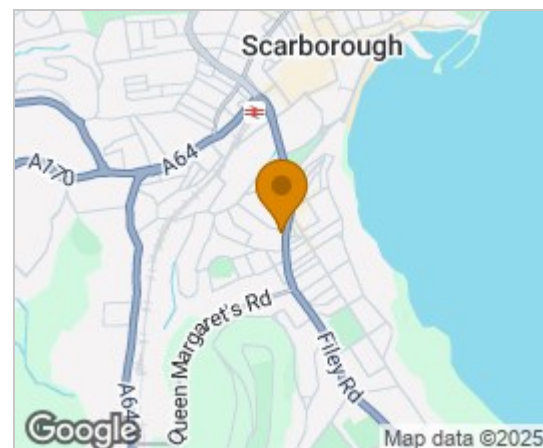
With rear facing window, overhead light and storage heater.

**Bathroom 7'11" x 4'11" (2.42 x 1.51)**

3 Piece Bathroom suite with shower over the bath.

We are advised by the owner that the property is Leasehold with a share in the Freehold. The block is managed by Nicholson's and the yearly fee is £1000


What 3 Words  
wiring.spoken.blank



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		<p><b>57</b></p>	<p><b>83</b></p>
<p><i>Not energy efficient - higher running costs</i></p>			

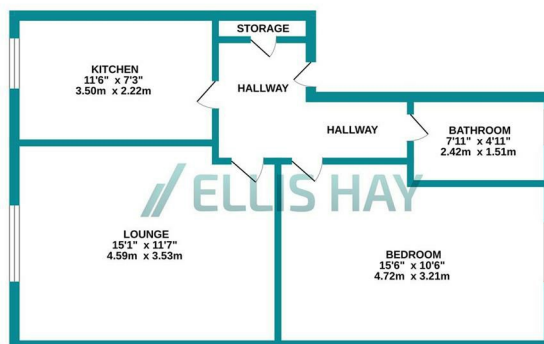
**England & Wales**

EU Directive  
2002/91/EC



## Tenure: Leasehold - Share of Freehold

GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



**TOTAL FLOOR AREA: 513 sq.ft. (47.6 sq.m.) approx.**

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