



3 Royal Avenue

Ramshill, Scarborough, YO11 2LS

Guide Price £79,950



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



Communal Entrance

Intercom system and stairs to the second floor flat.

Private Entrance

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.

Tenure

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

Directions

What 3 Words
wiring.spoken.blank

Area Map

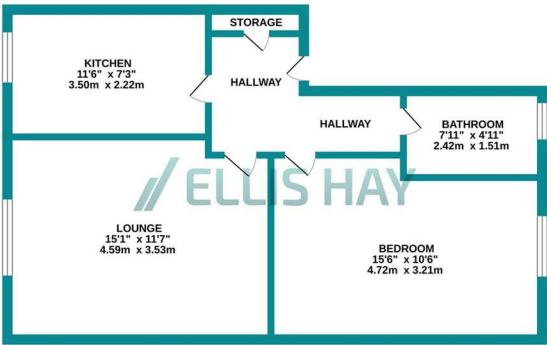


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: A

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.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, room and site area are approximate and no responsibility is taken for any error or omission in the description. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the description by visiting the property in person. The description, plans and specifications shown here are not to be used as a basis for any claim or warranty. The description, plans and specifications shown here are not to be used as a basis for any claim or warranty.

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