



HUNTERS®

**Apartment 2 Red Court, 71 The Esplanade, Scarborough, YO11 2XA**  
**To include all carpets, curtains, blinds and light fittings.**



**3**



**2**



**1**



**D**

**Offers In Excess Of**  
**£399,950**

**HUNTERS®**  
**EXCLUSIVE**

# 71 The Esplanade, Scarborough

## DESCRIPTION

Hunters Exclusive are pleased to bring to the market this MARVELLOUS GROUND FLOOR Apartment benefitting from THREE DOUBLE BEDROOMS, SPACIOUS LIVING, MODERN BESPOKE KITCHEN, SEPARATE ENTRANCE and EXQUISITE VIEWS of the SEA and SOUTH CLIFF CLOCK TOWER. This beautiful GRADE 2 LISTED property, built in 1905 and full of CHARACTERFUL FEATURES is situated on the south easterly corner of the building creating the ideal home for a range of purchasers as either a permanent residence or second home.

This bright and airy abode briefly comprises of a large L shaped entrance hall, vestibule and separate entrance, spacious living room with bay window looking out onto sea views, kitchen with space for dining, utility room, three double bedrooms, with the master benefitting from an ensuite bathroom and family bathroom with a four piece suite. To the outside of the property are, communal conservatory, landscaped communal courtyard gardens, parking for one car in the main front entrance and a separate garage included within the outer courtyard.

Located on the highly sought after Esplanade to the south side of Scarborough the property benefits from access to shops, restaurants and transport links in and out of town as well as only a short walk away from Scarborough beach and town centre. The property is well positioned for a wealth of amenities and attractions including Scarborough's South bay and the beach, Italian Gardens, Scarborough Spa and cliff lift, golf course, local shops, plus a choice of schools and colleges.

We highly recommend internal viewings to truly appreciate this unique property, call on 01723 336760!



# ROOMS

## Entrance Hall

Long L shaped entrance hall with space for office desk, coving, storage cupboard, two radiators, telephone point, entry phone, power points and a vestibule with an outside door leading directly onto the Esplanade.

## Living Room

Windows to the front and side aspects, corner bay window, coving, ornate ceiling, period panelling, two radiators, electric feature fireplace, TV point, power points and with the present owners having furnished it to serve as a lounge, dining room and conservatory combined.

## Kitchen/Diner

Window to the rear aspect, coving, wood style flooring, range of wall and base units with work surfaces, tiled splash back, sink and drainer unit, integrated under counter fridge, freezer and dishwasher, microwave, electric oven, electric hob, extractor hood. extractor fan, two radiators, space for dining and power points

## Principal Bedroom

Windows to the side and rear aspects, period panelling, coving, fitted wardrobes, heated towel rail, attractive but redundant wash hand basin with an accompanying vanity unit and power points.

## En Suite

Fully tiled walls, radiator, shaver point, extractor fan and three piece suite comprising of: fully tiled shower cubicle with power shower, low flush WC and wash hand basin with pedestal.

## Bedroom 2

Window to the side aspect, coving, fitted wardrobes, double radiator, feature fireplace and power points.

## Bedroom 3

Windows to the side aspect overlooking the communal garden, coving, fitted wardrobe and adjoining built in cupboard housing the gas combi boiler, single half hidden radiator and power points.

## Bathroom

Window to the rear aspect, radiator, heated towel rail, coving, partially tiled walls, shaver point, extractor fan and four piece suite comprising of: panel enclosed bath with mixer taps and shower attachment, fully panelled shower cubicle, low flush WC and wash hand basin with pedestal.

## Utility Room

Sink and drainer unit, washing/drying machine and radiator.

## Communal Conservatory and Adjoining Landscaped Communal Gardens

## Parking

Parking for one car in the main front entrance

## Garage

A single lockup garage belonging to apartment 2 is located within the outer courtyard

## Contents

The current owners are open to offers for any of the furniture, fixtures and fittings on display.

## Material Information Scarborough

Tenure Type; Freehold

Annual Service Charge Amount £3024.00 for the year to 09.06.25

Deed of Covenant in Place

No Pets Allowed

Council Tax Banding; E £2736.66 to 31.03.25

Grade 2 Listed





**HUNTERS®**  
HERE TO GET YOU THERE

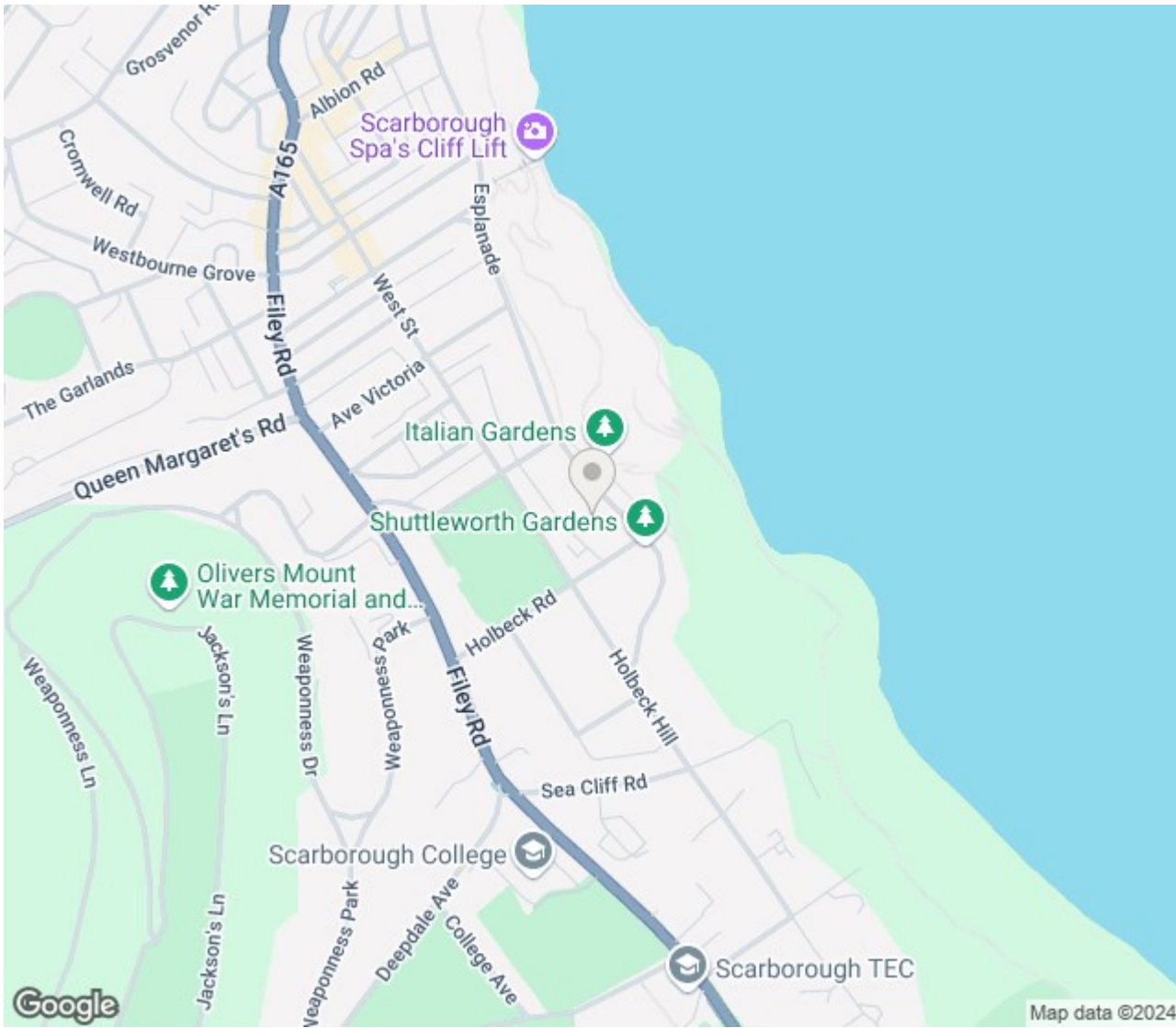
Approximate total area<sup>(1)</sup>  
1815.76 ft<sup>2</sup>  
168.69 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**



