

Royal Avenue, Flat 2 Scarborough
Offers Over £80,000



ONE BEDROOM APARTMENT - SOUTH CLIFF - CLOSE TOWN CENTRE AND BEACH~~HOLIDAY LETS/AST LETTING ALLOWED~~WELL DECORATED~~LOUNGE PLUS SEPARATE DOUBLE BEDROOM~~MODERN KITCHEN~~MODERN BATHROOM, WC, VANITY WASH HAND BASIN~~PETS NOT ALLOWED~~999YR LEASEHOLD~~MAINTENANCE £700 p.a. (BUILDINGS INSURANCE £300)~~NO ONWARD CHAIN.

Communal Porch

Traditional wooden door to the front aspect, cupboard housing the electricity meters, door to communal hallway.

Communal Entrance Hall

Access to all apartments, radiator, stairs to all floors.

Entrance Hall

Access to all rooms from the Entrance Hall. Fuse box, and light.

Lounge Area 4.40m x 3.40m - 11'2" x 11'0"

Two Sash windows to the side aspect, Telephone entry system, TV point, radiator and power points.

Kitchen Area 3.40m x 2.20m - 11'0" x 7'3"

Sash window to the side aspect, range of wall and base units with roll top work surface, integrated electric oven with four ring gas hob, extractor hood, space for washing machine, space for fridge freezer, radiator and power points.

Bedroom 3.35m x 2.10m - 11'0" x 6'11"

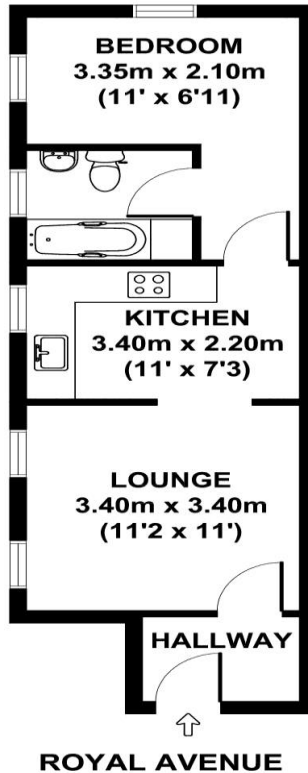
Sash window to the side and rear aspects, radiator and power points.

Bathroom

Sash window to the side aspect, modern white three piece suite comprising of low flush WC, free standing vanity wash hand basin, panel enclosed bath with mixer taps, chrome heated towel rail.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



APPROX. GROSS INTERNAL FLOOR AREA 36 SQ M / 388 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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