



Top Floor Flat 68 Esplanade, Scarborough YO11 2UZ  
Offers In The Region Of £275,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



CPH are delighted to offer to the market, this TWO BEDROOM RECENTLY MODERNISED apartment located on the highly desirable ESPLANADE of Scarborough with NO ON-WARD CHAIN. The apartment offers SPECTACULAR VIEWS across Scarborough's South Bay and overlooks the Italian Gardens and Clock Tower. The apartment itself offers spacious accommodation which could be increased by splitting the second bedroom. The size, location and views on offer from this apartment are a sight to be seen and EARLY INTERNAL VIEWING IS HIGHLY ADVISED.

The property is accessed via a glazed communal entrance hall with a staircase leading to the top floor. The apartment comprises; entrance hall with storage cupboard and space for a work from home station. From the hallway there is access to a generous, modern kitchen/dining area with breathtaking sea views, a range of built in appliances such as dishwasher, washing machine, wine chiller, oven and hob. Furthermore the property benefits from a spacious lounge which features bay-window seat with breath-taking views across the Esplanade looking towards the Clock Tower and over South Bay to the Castle and harbour. To the rear of the property are two generous double bedrooms with views towards Oliver's Mount. The property also benefits from a modern bathroom with three-piece suite and airing cupboard.

Located on Scarborough's renowned Esplanade, the property is a short walk away from Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff. The property is within walking distance of a wealth of amenities and attractions including local shops, eateries, Rotunda Museum and Scarborough Spa.

Viewing is strictly by appointment only. To arrange a viewing please call our friendly team on 01723 352235.

ACCOMMODATION

THIRD FLOOR

Entrance Hall

Kitchen/Diner  
25'3" x 7'2" max





Lounge  
18'0" x 13'1" max

Bedroom 1  
14'5" x 15'5" max

Bedroom 2  
15'8" x 17'0" max

Bathroom  
8'2" x 7'10" max

Externally  
To the front of the property you are presented with panoramic sea and coastline views. Opposite the property lies the beautiful Italian Gardens and Clock Tower.

Tenure/Maintenance  
We have been informed by the vendor that no restrictions apply to this property making it the ideal investment for holiday lets, residential lets or as a full time/second home. A maintenance agreement is also in place with a local agent and includes building insurance within the yearly fee.

Details Prepared  
AB190924



Interested? Get in touch:

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CPH

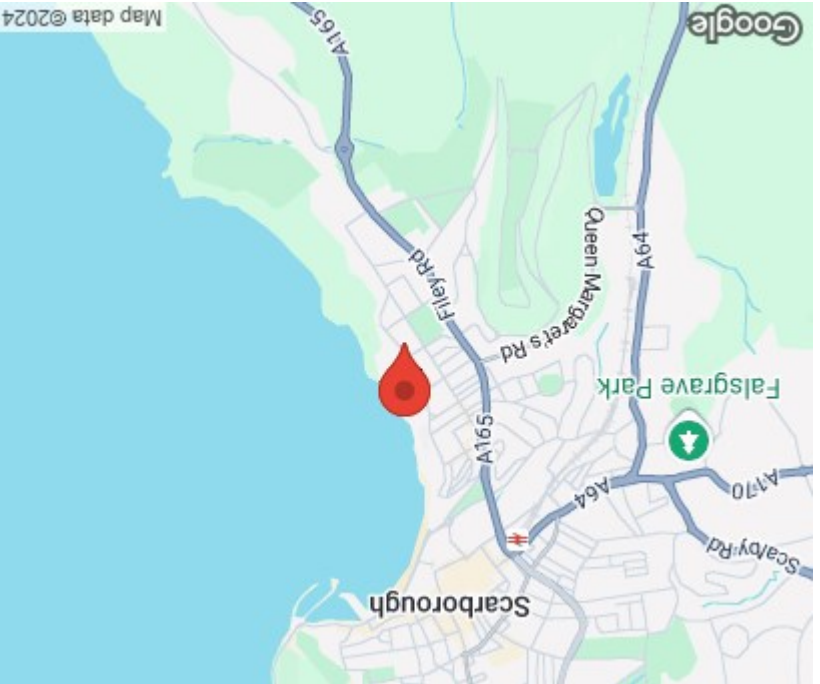
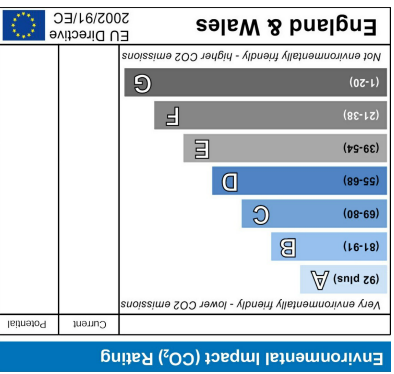
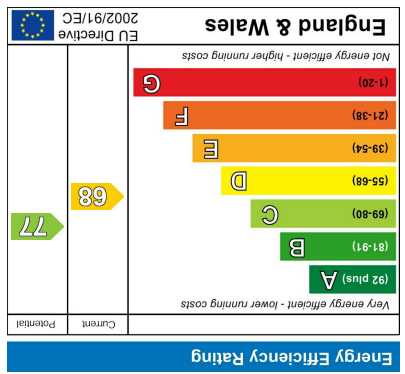
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GROUND FLOOR  
 1043 sq.ft. (96.9 sq.m.) approx.



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