



Flat 2, 30 Esplanade,, Scarborough YO11 2AQ  
Offers In The Region Of £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- Ground Floor Garden apartment located in a prime position on Scarborough's Esplanade
- Generous Lounge Diner and Modern kitchen
- Two bedrooms and well presented bathroom
- Low maintenance garden area to the front
- Leasehold with a share of the freehold

Nestled in the picturesque coastal town of Scarborough, Flat 2 at 30 Esplanade offers a delightful opportunity for those seeking a charming ground floor LEASEHOLD (with share of FREEHOLD) apartment. This well-appointed residence features two spacious bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

The location is truly enviable, with the stunning seafront just a stone's throw away. Residents can enjoy the refreshing sea breeze and the beautiful views that Scarborough is renowned for. The vibrant town centre, with its array of shops, cafes, and restaurants, is also within easy reach, ensuring that all your daily needs are conveniently met.

Inside, the apartment boasts a comfortable layout that maximises space and light. The ground floor position provides easy access, making it suitable for all ages. Whether you are looking to relax in the comfort of your own home or explore the local area, this property offers the perfect balance of convenience and tranquillity.

Scarborough is known for its rich history and cultural attractions, including the famous Scarborough Castle and the beautiful beaches that draw visitors from far and wide. This apartment not only provides a lovely living space but also places you in the heart of a vibrant community.

In summary, Flat 2 at 30 Esplanade is a wonderful opportunity to embrace coastal living in a charming apartment. With its two bedrooms and prime location, it is sure to appeal to a variety of buyers or renters looking for a slice of seaside life in North Yorkshire.







Entrance Hall

Lounge Diner  
19'0" x 17'8"

Kitchen  
7'10" x 6'2"

Bedroom One  
10'9" x 10'5"

Bedroom Two  
10'2" x 9'2"

Bathroom  
9'2" x 5'6"

Outside

We are informed by our vendors that the front garden of the property which enjoys sea views is owned by flat 2.

Tenure

The property is Leasehold with a share of the freehold (shared between 5 apartments). The property is managed by East coast property management chargeable at £1200 per annum inclusive of building insurance and that the property has a restriction on holiday lets. Ground rent is paid at the rate of £35 per annum into Sandwell court Ltd. We have been informed by the vendor that this property is leasehold with approximately 163 years remaining on the lease, Any potential purchaser should make their own enquiries in regards to this.

Council tax and EPC

Council tax - C

EPC - 70 c

Details prepared by/ Date

GV 30/04/25



Interested? Get in touch:

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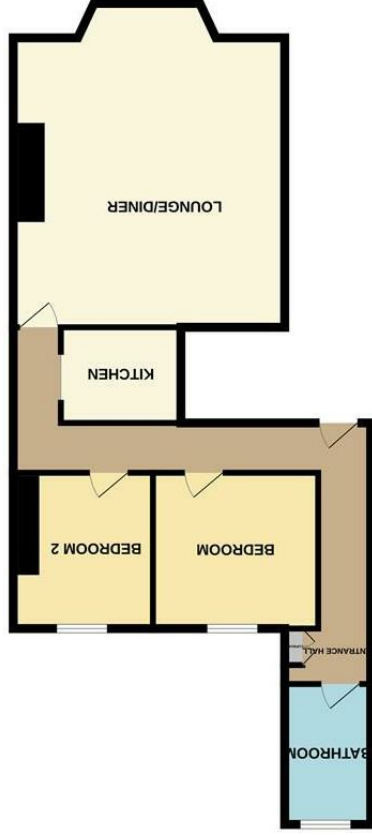
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan for the prospective purchaser's use and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.



GROUND FLOOR  
796 sq.ft. (74.0 sq.m.) approx.

