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24 Fairview Court St. Martins Avenue, Scarborough

Offers in Region of £140,000





## 24 Fairview Court St. Martins Avenue

Scarborough, Scarborough

- Generous Lounge Diner
- Viewing Recommended
- Two bedrooms
- Sought after South cliff location
- Upper Ground Floor Leasehold Apartment
- Vacant possession and No onward chain

Welcome to this charming upper ground floor flat located on the desirable St. Martins Avenue in Scarborough. This two bedroom flat would make an ideal choice for couples, small families, or those seeking a comfortable retreat by the coast.

As you enter, you will be greeted by a generous lounge diner, perfect for relaxing or entertaining guests. The layout offers a warm and inviting atmosphere, allowing for a seamless flow between living and dining spaces. The flat is situated in a sought-after area of South Cliff, known for its picturesque surroundings and proximity to local amenities, making it a convenient choice for everyday living.

One of the key advantages of this property is that it comes with vacant possession and no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are looking to invest in a new home or seeking a holiday retreat, this flat presents an excellent opportunity.

With its prime location and well-proportioned living spaces, this flat is sure to attract interest. Do not miss the chance to view this delightful property and envision the lifestyle it offers in the beautiful coastal town of Scarborough.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







#### Entrance Hall

Dimensions: 5.4 x 1.0 max (17'8" x 3'3" max ).

#### Lounge Diner

Dimensions: 6.0 x 4.8 (19'8" x 15'8").

#### Kitchen

Dimensions: 3.3 x 2.6 (10'9" x 8'6").

#### Bedroom One

Dimensions: 3.9 x 3.1 (12'9" x 10'2").

#### Bedroom Two

Dimensions: 3.1 x 2.1 (10'2" x 6'10").

#### Bathroom

Dimensions: 2.4 x 2.1 (7'10" x 6'10").

#### Tenure

LEASEHOLD - 999 FROM 2011 - £1344 per annum maintenance. managed via ellis hay

#### EPC and Council Tax

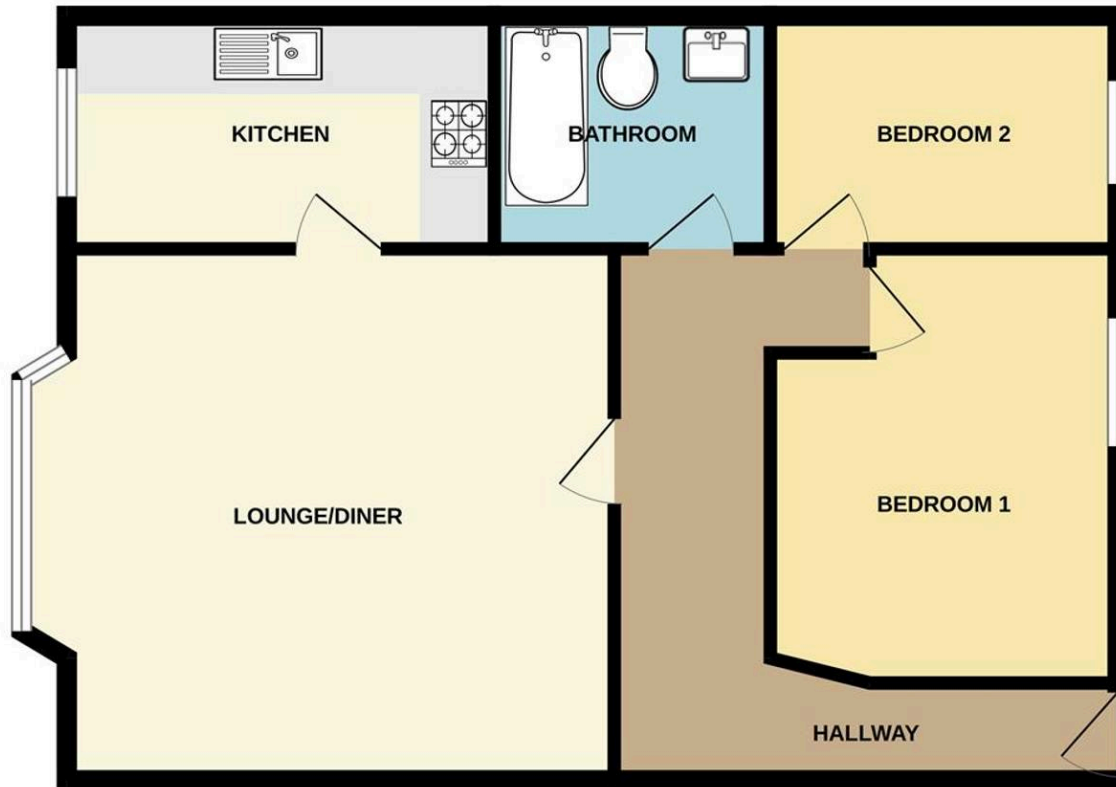
Council tax - B EPC - Tbc

#### Details Prepared by/ Date

GV 22/03/25



GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only 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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