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Flat 2, 57 Esplanade, Scarborough

Offers Over £300,000





## Flat 2

57 Esplanade, Scarborough

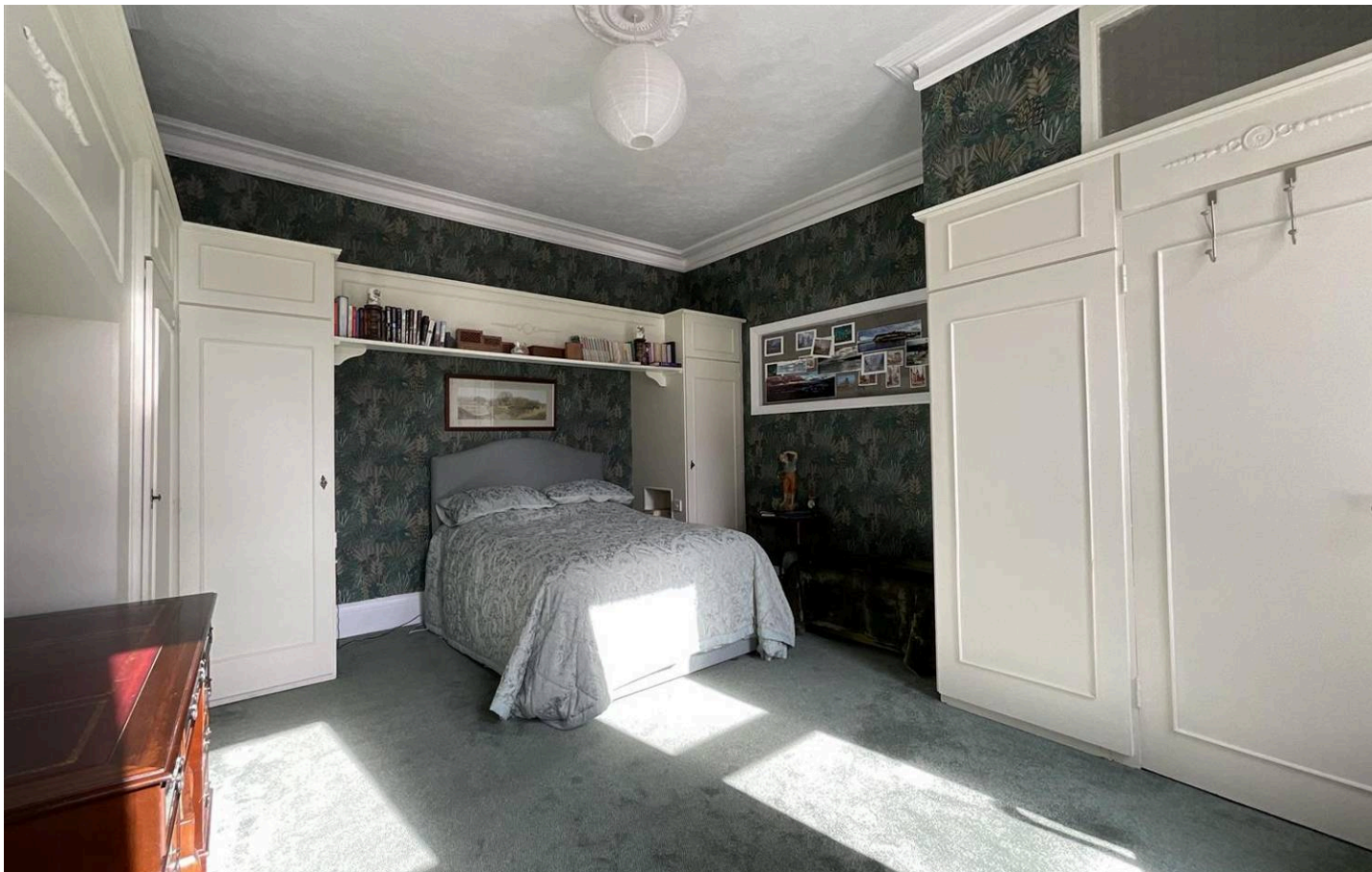
- SITTING ROOM/DINING ROOM WITH STUNNING SEA & COASTAL VIEWS
- SINGLE GARAGE & NO ON-STREET PARKING RESTRICTION
- NO ON-WARD CHAIN
- BREAKFAST KITCHEN
- GENEROUS SECOND FLOOR APARTMENT WITH LIFT

This Stunning, TWO bedroom plus occasion bedroom/study apartment, is packed with character and charm and offers deceptively spacious living throughout located in a attractive period building. With the added benefit of a private GARDEN and GARAGE. The apartment is well located on Scarborough's South Cliff just off the Esplanade with open aspect and Sea views towards the Esplanade.

The accommodation briefly comprises of an entrance hall with stairs to all floors. The apartment also benefits from a spacious hallway, which offers sea views through a large viewing window, leading to a cozy snug area with doors leading off to a feature lounge with sea and castle views, modern kitchen with pantry, two generous double bedrooms and an occasional bedroom/ Study (with internal window) and a modern house bathroom offering a bath with shower over, wash hand basin and a W.C. The property also benefits from a utility room/ storage area accessed via the communal area. This Freehold, First floor flat apartment is offered to the market in well presented condition throughout. Outside the apartment features a beautifully presented private Landscaped garden area which the apartment owns 60% of also benefits from a single garage set in a separate block and a private parking area.







## ACCOMMODATION

### SECOND FLOOR

#### Kitchen/Breakfast Room

Dimensions: 6.4 x 2.4 max (20'11" x 7'10" max).

#### Sitting/Dining Room

Dimensions: 6.0 x 5.2 max (19'8" x 17'0" max).

#### Hallway

#### Bedroom 1

Dimensions: 5.1 x 4.4 max (16'8" x 14'5" max).

#### Bathroom

Dimensions: 2.1 x 2.5 max (6'10" x 8'2" max).

#### Bedroom 2

Dimensions: 3.6 x 3.0 max (11'9" x 9'10" max).

#### Externally

To the rear of the property lies a single garage which is accessed via a shared drive. To the front the property benefits from open aspect sea views.

#### Tenure/Maintenance

We have been informed by the vendor this property is freehold and a maintenance agreement is in place, the current charge is £769 per 6 months to include building insurance and maintenance costs towards the lift. Holiday lets are not permitted.

#### Details Prepared

AB100924



SECOND FLOOR  
1075 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 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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