






28 Avenue Victoria  
Scarborough, YO11 2QT  
**£295,000**

 3  3  2 



A STUNNING 3 BEDROOM DUPLEX APARTMENT WITH VIEWS OF THE SEA CLOSE TO THE ITALIAN GARDENS IN THIS POPULAR SEASIDE RESORT.. Currently used as a successful holiday let the property is sold fully furnished and provides extremely large living accommodation presented to a high standard and comprises entrance hall, sitting room, dining room, breakfast kitchen, master bedroom with large en suite, double sized bedroom 2, fabulous large family bathroom, second floor with large open plan bedroom 3 with additional sitting area and bathroom/w.c. Balcony/small terrace to the rear. An internal viewing is essential. No forward chain.







## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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