



colin ellis

## Granville Square, Scarborough, YO11 2QZ

Located around an enclosed park area this ONE BEDROOM TOP FLOOR FLAT has views over the leafy square. The flat is located on Scarborough's popular South Cliff and is only a short walk to the Esplanade and the bars and restaurants of Ramshill. The flat has a living room with VIEWS OVER THE SQUARE, a separate kitchen, a DOUBLE BEDROOM and a shower room. In good order throughout this flat is definitely worth viewing.

Guide Price £100,000





## HALLWAY

Entrance door with stairs to landing with radiator, uPVC double glazed window and wall light.

## LIVING ROOM

3.17 x 5.06 (10'4" x 16'7")

uPVC double glazed window, radiator, ceiling light and space for electric fire.

## KITCHEN

3.23 x 2.04 (10'7" x 6'8")

Fitted kitchen with range of cupboards and drawers, built in electric oven and gas hob, extractor, space for washing machine, space for fridge freezer, ceiling light, uPVC double glazed window, tiled splash back and radiator.

## BEDROOM

3.40 x 4.23 (11'1" x 13'10")

uPVC double glazed window, radiator and ceiling light.

## SHOWER ROOM

2.02 x 0.87 (6'7" x 2'10")

WC, hand basin, electric shower, tiled walls, ceiling light, extractor fan and loft access.

## TENURE

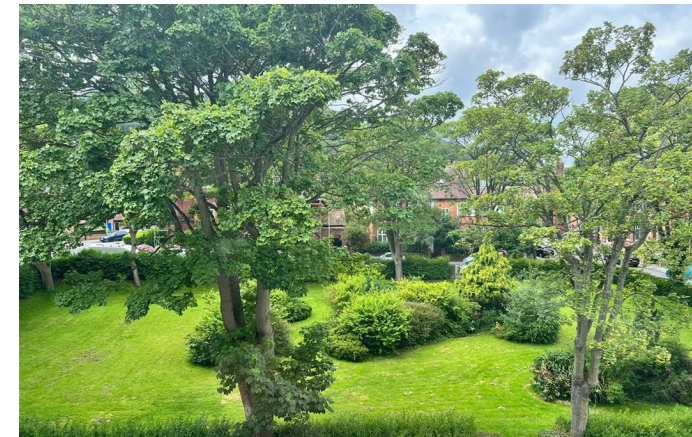
Our vendor has informed us of the following:

Leasehold with 168 years remaining

One pet allowed

AST's allowed

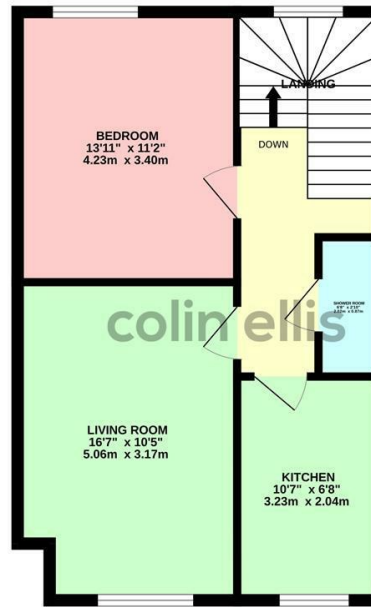
No holiday lets







GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 479 sq.ft. (44.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions in this statement. The data is for guidance purposes only and should be used as one of many prospective purchases. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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>	70	78
(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	

**Granville Square - 18127700**  
**Council Tax Band - A**  
**Tenure - Leasehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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