



Esplanade Gardens, Scarborough, YO11 2AP

Colin Ellis welcome to the market a RECENTLY refurbished TOP FLOOR APARTMENT set within the DESIRABLE South Cliff. This ONE bedroom FREEHOLD apartment benefits from a NEW KITCHEN, NEW BATHROOM, decorated throughout, new carpets and an ECONOMICAL water and heating system.

Offers In The Region Of £110,000



DESCRIPTION

Briefly comprising of an entrance hall with half paneled walls and fitted cupboard, lounge, modern kitchen, modern three piece bathroom suite and a double bedroom with fitted wardrobes, cupboard and inbuilt television.

The property is conveniently located minutes from a wealth of local amenities including, bars, restaurants and a short walk to the South Bay beach., town centre and the train station. The nearby Spa footbridge leads to Scarborough's South Cliff/Esplanade, and the celebrated, recently-renovated Italian Gardens.

ENTRANCE HALL

Smart panel electric heater, entry phone and cupboard.

LOUNGE

4.9 x 4.0 (16'0" x 13'1")

Smart panel electric heater, double glazed sash windows, full fibre WiFi connection and power points.

BEDROOM ONE

4.5 x 3.2 (14'9" x 10'5")

Fitted wardrobes, double glazed sash window, smart panel electric heater and power points.

KITCHEN

3.8 x 2.1 (12'5" x 6'10")

Base, wall and drawer units, wood worktop, tiled effect splash back, integrated oven and hob, space for fridge, freezer and washing machine, extractor hood, sink/drain unit, feature sink, mixer tap, double glazed sash window and power points.



BATHROOM

3.0 x 1.5 (9'10" x 4'11")

Basin with vanity, low flush wc, electric shower cubicle and ladder radiator.

OTHER

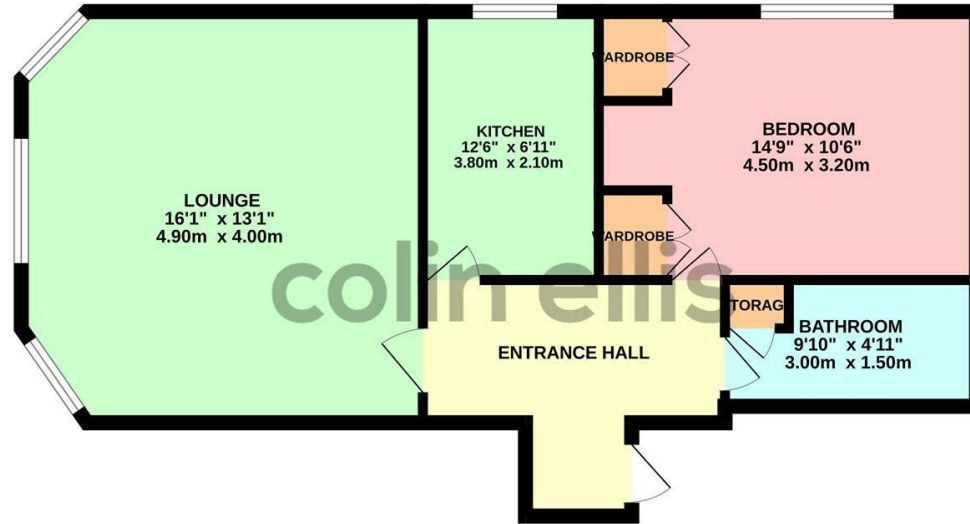
Washing machine, tumble dryer, TV in bedroom and fridge freezer are included in the purchase. New EPC to be confirmed.

TENURE

Our vendor(s) have informed us of the following: Freehold flat with maintenance agreement in place managed through Walker Landray and currently paying £964.92pa. Pets and AST's allowed. No holiday lets.



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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Esplanade Gardens - 18622043
Council Tax Band - A
Tenure - Freehold

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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