

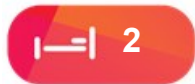


colin ellis

Esplanade, Scarborough, YO11 2BA

Colin Ellis welcomes to the market an IMPRESSIVE GARDEN APARTMENT set on the HIGHLY SOUGHT AFTER Esplanade opposite the Italian and Rose Gardens. This WELL PRESENTED property is brought to the market in a modern CONDITION throughout and offers a LARGE LOUNGE with WOOD BURNER, DINER, NEWLY FITTED kitchen, TWO bedrooms, ENSUITE to master, UTILITY ROOM, CONSERVATORY and a PRIVATE ENCLOSED rear GARDEN. This property also benefits from remote controlled electric heaters, newly fitted double glazing in the bay window with window seat and a NEWLY FITTED feature bookcase. NO ONWARD CHAIN.

Guide Price £285,000



DESCRIPTION

This generously proportioned property comprises of a private entrance porch, a bay fronted lounge with a wood burner, feature bookcase and a window seat in the bay window, dining room leading to fitted modern kitchen, a hallway leading to bedroom two with a view to the rear garden, utility room, four piece bathroom suite, master bedroom with an en-suite with bath and large walk in shower. There is also a door off the rear hallway leading to the summer room and onto the private enclosed rear garden and patio.

Being located on the Esplanade the apartment is well positioned for a wealth of amenities and attractions including Scarborough's South bay and the beach, Italian Gardens, The Scarborough Spa, golf course, local shops plus a choice of schools and colleges.

ENTRANCE HALL

uPVC double glazed door, electric heater, built in boot cupboard and power points.

LOUNGE/DINING ROOM

6.6 x 6.4 (21'7" x 20'11")

TV point, telephone point, power points, bay window, three electric heaters with app controlled system and feature fireplace fitted with a cast iron wood burner effect 2KW stove and newly fitted feature book case and fitted window seat with storage.

KITCHEN

4.6 x 2.3 (15'1" x 7'6")

Range of base, wall and drawer units, wood worktop, tiled splash back, integrated electric oven and hob, space for fridge and freezer, integrated dishwasher, extractor hood, sink with drainer unit and mixer tap, power points, tiled floor and LED downlights.

UTILITY ROOM

2.2 x 2.3 (7'2" x 7'6")

Range of base and wall units, wood worktop, space for washing machine, space for tumble drier, extractor fan, power points and cupboard housing water tank.



BEDROOM ONE

4.10 x 3.0 (13'5" x 9'10")

uPVC double glazed window, power points and electric heater.

EN-SUITE

1.7 x 3.0 (5'6" x 9'10")

Bath, shower cubicle with power shower, hand basin, WC, uPVC double glazed window, electric ladder radiator, tiled floor and extractor fan.

BEDROOM TWO

4.9 x 3.50 (16'0" x 11'5")

Window, power points, electric heater and two fitted wardrobes.

BATHROOM

2.39 x 2.29 (7'10" x 7'6")

Bath, shower cubicle with power shower, hand basin, WC, uPVC double glazed window, electric ladder radiator, tiled floor and extractor fan.

SUN ROOM

2.0 x 3.2 (6'6" x 10'5")

Two uPVC double glazed windows, uPVC double glazed double doors and power points.

OUTSIDE

Front seating area, paved patio area, ornamental garden, with feature outdoor lighting, mature planting and trees.

TENURE

Leasehold with a share of the freehold - 948 years remaining

Pets - One well behaved cat or dog allowed

AST's - Allowed

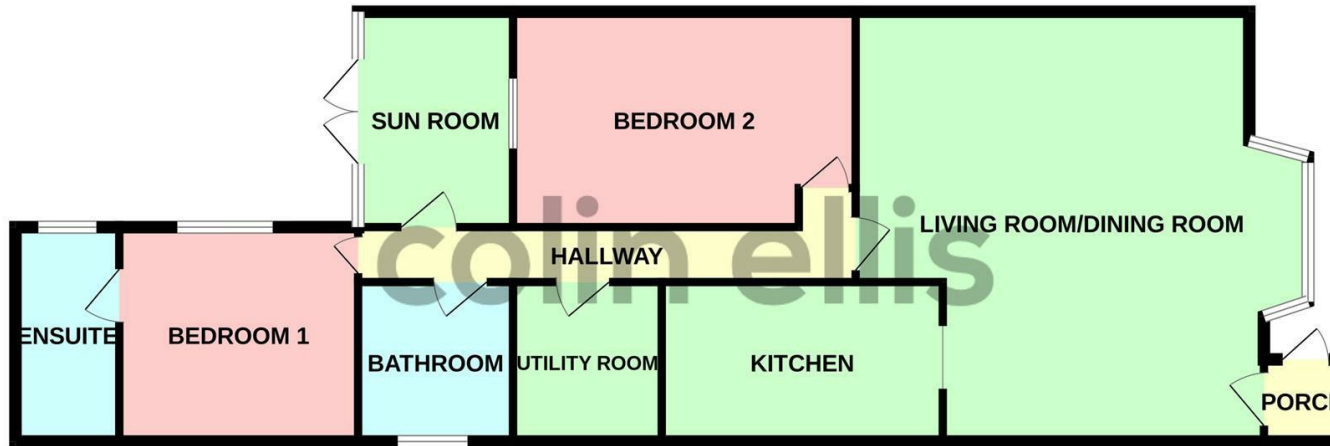
No holiday lets allowed

Maintenance £1,400 pa

Maintenance ran by Astoria Court Ltd



BASEMENT



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(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

Esplanade - 18649475
Council Tax Band - C
Tenure - Leasehold - Share of 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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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