



colin ellis

Esplanade, Scarborough, YO11 2AQ

With PANORAMIC SEA VIEWS across the South Bay this TWO BEDROOM SECOND FLOOR APARTMENT benefits from a BALCONY overlooking the South Bay, an OPEN PLAN LOUNGE DINER and KITCHEN, two double bedrooms with fitted wardrobes and a bathroom. Viewing is highly recommended to appreciate this stunning apartment.

Guide Price £290,000



ENTRANCE HALL

Door entry phone system. radiator, two ceiling lights, coving and dado rail.

LOUNGE/DINER

7.24 x 5.08 (23'9" x 16'7")

Window and door to balcony over looking the South Bay, gas fire and surround, two radiators, coving, dado rail and wall lights.

KITCHEN

2.42 x 2.49 (7'11" x 8'2")

Fitted kitchen with a range of cupboards and drawers, built in fridge/freezer, dishwasher, double oven, gas hob, microwave, extractor, coving and ceiling lights.

BEDROOM ONE

3.09 x 4.32 (10'1" x 14'2")

Window with fitted blinds, fitted wardrobe, radiator, coving, dado rail and ceiling light.

BEDROOM TWO

3.20 x 2.94 (10'5" x 9'7")

Window with fitted blinds, fitted wardrobe, radiator, coving, dado rail and ceiling light.

BATHROOM

2.41 x 1.64 (7'10" x 5'4")

P shaped bath with electric shower over, wash hand basin with vanity unit, WC, extractor fan, radiators, ceiling light and coving.

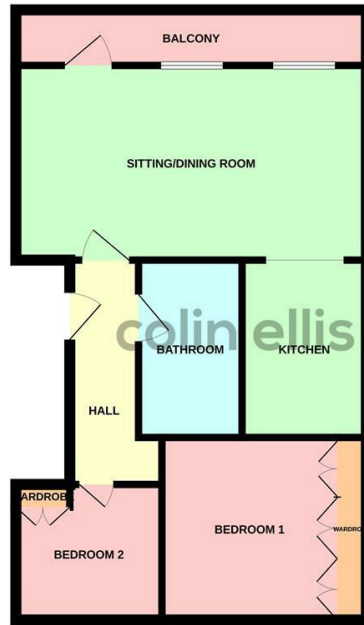
ADDITIONAL INFORMATION

The property is currently tenanted with a rental of £1450 per month.

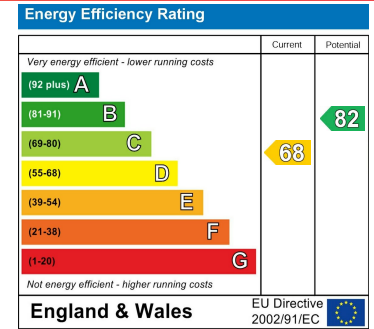




GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance 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 - 18662481
Council Tax Band - E
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.



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