



colin ellis

## Esplanade Gardens, Scarborough, YO11 2AP

This delightful one-bedroom first-floor flat offers a perfect blend of comfort and convenience. The property boasts a freehold title, providing you with the security and independence that comes with ownership.

As you enter, you will appreciate the modern touch of new UPVC double-glazed sash tilt windows, which not only enhance the aesthetic appeal but also ensure energy efficiency and sound insulation. The flat is designed to make the most of its space, providing a cosy yet functional living environment.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the historic esplanade, where you can enjoy stunning coastal views and a variety of local amenities.

With its attractive features and superb location, this flat is a wonderful opportunity to embrace the Scarborough lifestyle. The property is to be sold with no onward chain.

Guide Price £98,000



## PROPERTY DESCRIPTION

The property briefly comprises; communal entrance hall with stairs leading to the apartment entrance door, entrance into the apartment with storage cupboard, hallway giving access to the living room, kitchen, bedroom with fitted wardrobes and the newly tiled bathroom. Externally there are communal gardens.

## LIVING ROOM

4.88 x 4.02 (16'0" x 13'2")

## KITCHEN

3.77 x 2.08 (12'4" x 6'9")

## BEDROOM

3.17 x 3.96 (10'4" x 12'11")

## BATHROOM

1.51 x 2.96 (4'11" x 9'8")

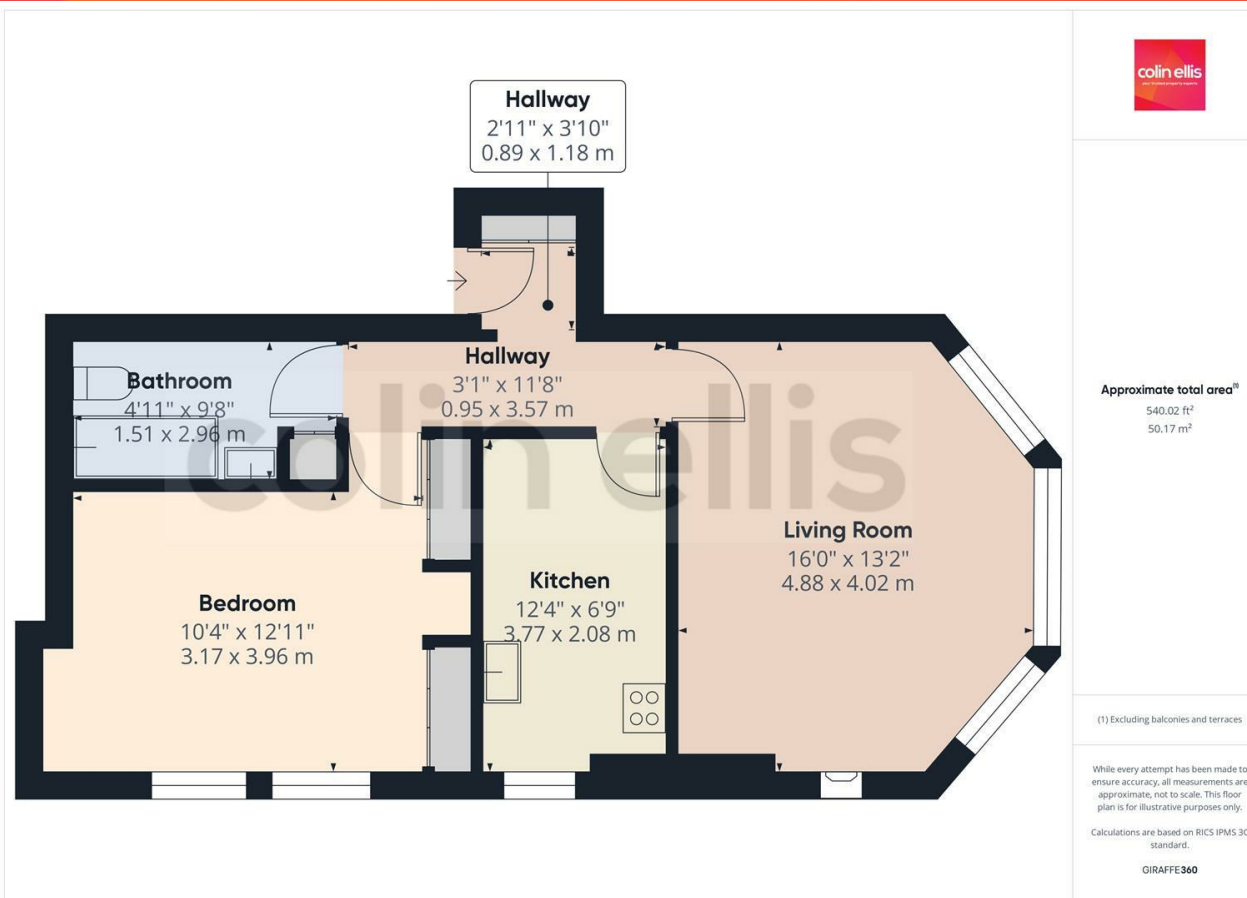
## TENURE

Our vendor has informed us of the following

- \* Maintenance agreement in place with a local managing agent
  - \* Maintenance fee £964.92 a year to include building insurance, gardening, cleaning communal area, contingency, fire/electric safety and admin and agent fees
  - \* All outside areas are shared with other owners
  - \* Pets and AST's are allowed but NO holiday lets
- Please note all matters of tenure are subject to verification and clarification in a contract of sale







**Approximate total area<sup>(1)</sup>**  
540.02 ft<sup>2</sup>  
50.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Esplanade Gardens - 18703203**

**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) <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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