



colin ellis

North Leas Avenue, Scarborough, YO12 6JL

This delightful freehold second-floor flat offers a perfect blend of comfort and convenience. As you enter the flat, you are welcomed into a reception room that provides a warm and inviting atmosphere, a bathroom and a kitchen with small balcony. One of the standout features of this property is the small balcony accessible from one of the bedrooms, which offers a lovely view over Peasholm Park.

The location is truly exceptional, with great amenities just a stone's throw away. Additionally, the stunning North Bay and the picturesque Peasholm Park are within walking distance, providing ample opportunities for leisurely strolls and outdoor activities.

The flat boasts well maintained communal gardens, offering a pleasant environment for residents to enjoy. This property presents an excellent opportunity for those looking to embrace the Scarborough lifestyle in a comfortable and well-located home. Don't miss your chance to make this charming flat your own.

Guide Price £135,000



PROPERTY DESCRIPTION

This property briefly comprises of a communal entrance and stairs to the second floor, kitchen with a door to balcony, living room with bay window, two bedrooms one with a balcony and a bathroom. Externally there are communal gardens.

ENTRANCE HALL

KITCHEN

2.82 x 2.68 (9'3" x 8'9")

LIVING ROOM

4.07 x 4.83 (13'4" x 15'10")

BEDROOM

4.22 x 3.59 (13'10" x 11'9")

BATHROOM

2.21 x 1.50 (7'3" x 4'11")

BEDROOM

3.08 x 3.13 (10'1" x 10'3")

TENURE

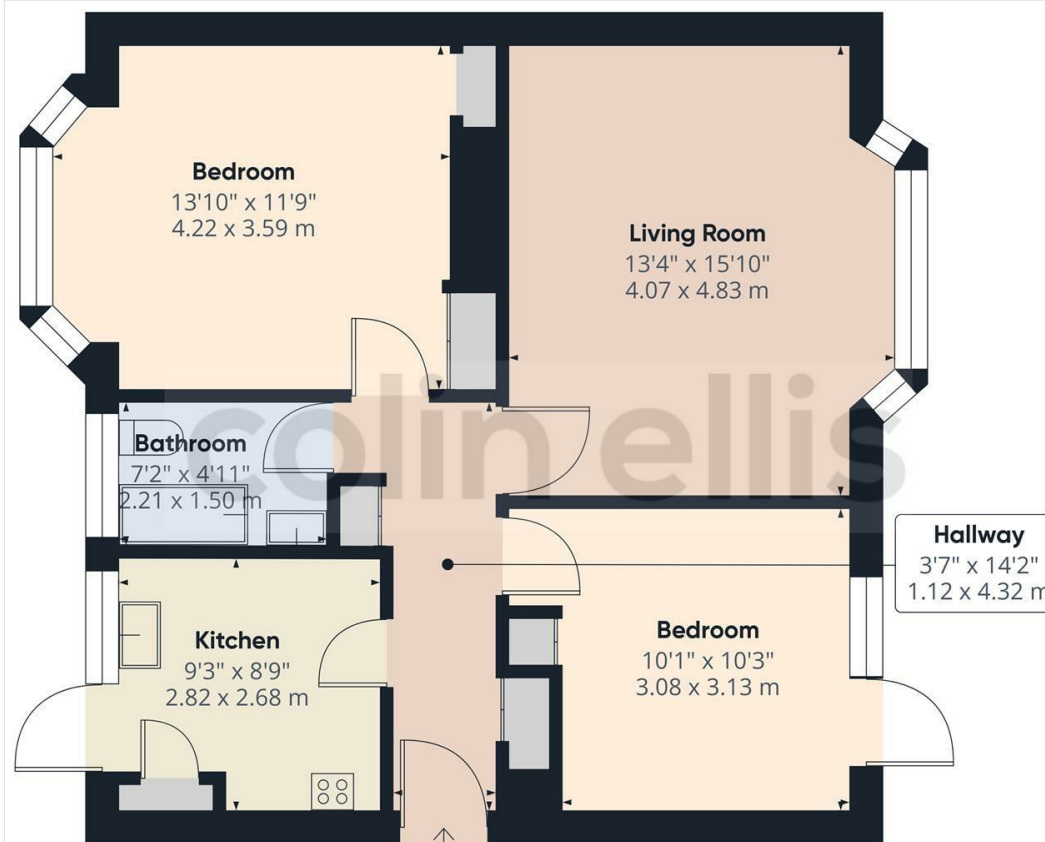
Our vendor has informed us of the following:

- * Maintenance agreement in place with a local managing agent
- * Maintenance fee £950 a year to include building insurance, communal maintenance & gardening
- * Communal Gardens
- * Pets are allowed
- * AST's are allowed

Please note all matters of tenure are subject to verification and clarification in a contract of sale







Approximate total area⁽¹⁾
670.58 ft²
62.3 m²

(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

North Leas Avenue - 18707752

Council Tax Band - B

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	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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