



colin ellis

Esplanade, Scarborough, YO11 2UZ

Situated on the historic Esplanade in Scarborough, this splendid third-floor freehold flat offers a unique blend of comfort and breathtaking scenery. With three bedrooms and two bathrooms, this property is perfect for families or those seeking a spacious retreat by the sea. The flat features a welcoming reception room that invites relaxation with doors out onto the balcony. The internal hallway and staircase offers a grand entrance which along with the partly boarded loft offers plenty of storage.

One of the standout features of this property is the balcony, which provides an ideal spot to enjoy the stunning sea views that Scarborough is renowned for. The historic charm of the Esplanade adds to the allure, making this location not just a home, but a lifestyle choice.

This flat is perfect for those who appreciate coastal living, with easy access to local amenities, shops, and restaurants. Whether you are looking for a permanent residence or a holiday retreat, this property promises to deliver a delightful living experience. Don't miss the opportunity to make this beautiful flat your own and enjoy the best of seaside living.

Guide Price £325,000



PROPERTY DESCRIPTION

The property briefly comprises; Communal entrance with stairs leading to the flat entrance door. From the entrance door you are greeted by a grand stairs case leading to a landing which gives access to a bedroom and a four piece bathroom then stairs leading up the main hallway to the two bedrooms, one of which has an en suite, galley style kitchen, bathroom and living room with double doors out onto the balcony. The property also benefits from a partly boarded loft with a fixed pull down ladder and lighting.

LIVING ROOM

5.88 x 4.79 (19'3" x 15'8")

KITCHEN

2.01 x 5.09 (6'7" x 16'8")

BEDROOM

3.19 x 4.75 (10'5" x 15'7")

EN SUITE

2.01 x 1.41 (6'7" x 4'7")

BEDROOM

4.25 x 2.65 (13'11" x 8'8")

BEDROOM

3.53 x 3.58 (11'6" x 11'8")

BATHROOM

2.93 x 2.70 (9'7" x 8'10")

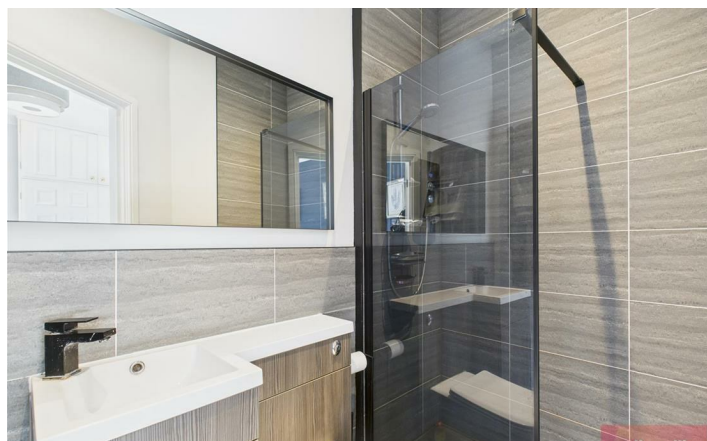
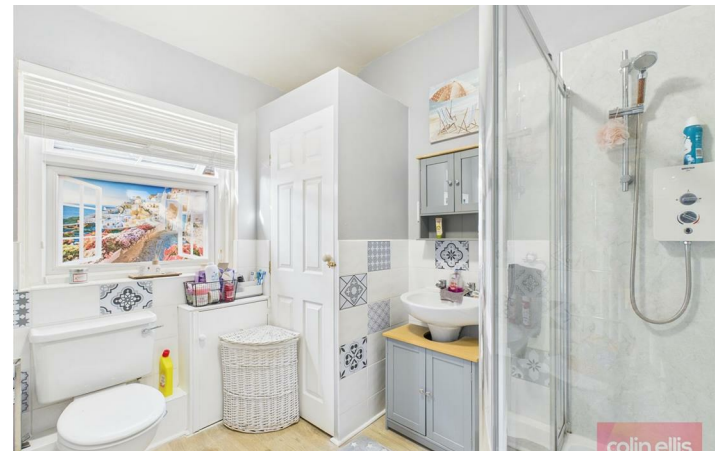
TENURE

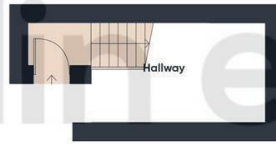
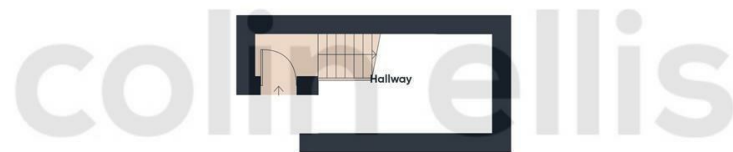
Our vendor has informed us of the following:

- * Maintenance agreement in place with a local managing agent
- * Maintenance fee £1250 a year
- * Pets are allowed
- * AST's are allowed
- * No Holiday lets

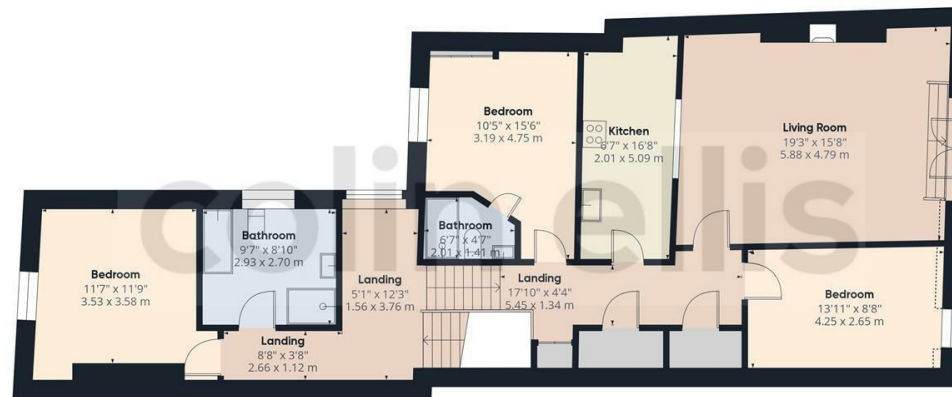
Please note all matters of tenure are subject to verification and clarification in a contract of sale







Floor 1



Floor 2

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 - 18708742
Council Tax Band - C
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	69	75
(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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