



Flat A 21 Royal Avenue, YO11 2LS

Offers In The Region Of £109,950

- **GROUND FLOOR APARTMENT**
- **FITTED KITCHEN**
- **GAS CENTRAL HEATING**
- **PRIVATE ENTRANCE AND FRONT GARDEN**
- **DOUBLE BEDROOM**
- **CLOSE TO AMENITIES**
- **BAY WINDOW LOUNGE**
- **BATHROOM**
- **NO ONWARD CHAIN**

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Andrew Cowen Estate Agents present to the market this ONE BEDROOM APARTMENT with PRIVATE ENTRANCE and PRIVATE FRONT GARDEN, situated on the POPULAR SOUTH SIDE close to a NUMBER OF AMENITIES. This property offers SPACIOUS ACCOMMODATION THROUGHOUT, with a SPACIOUS FRONT FACING LOUNGE and FITTED KITCHEN.



Council Tax Band: A

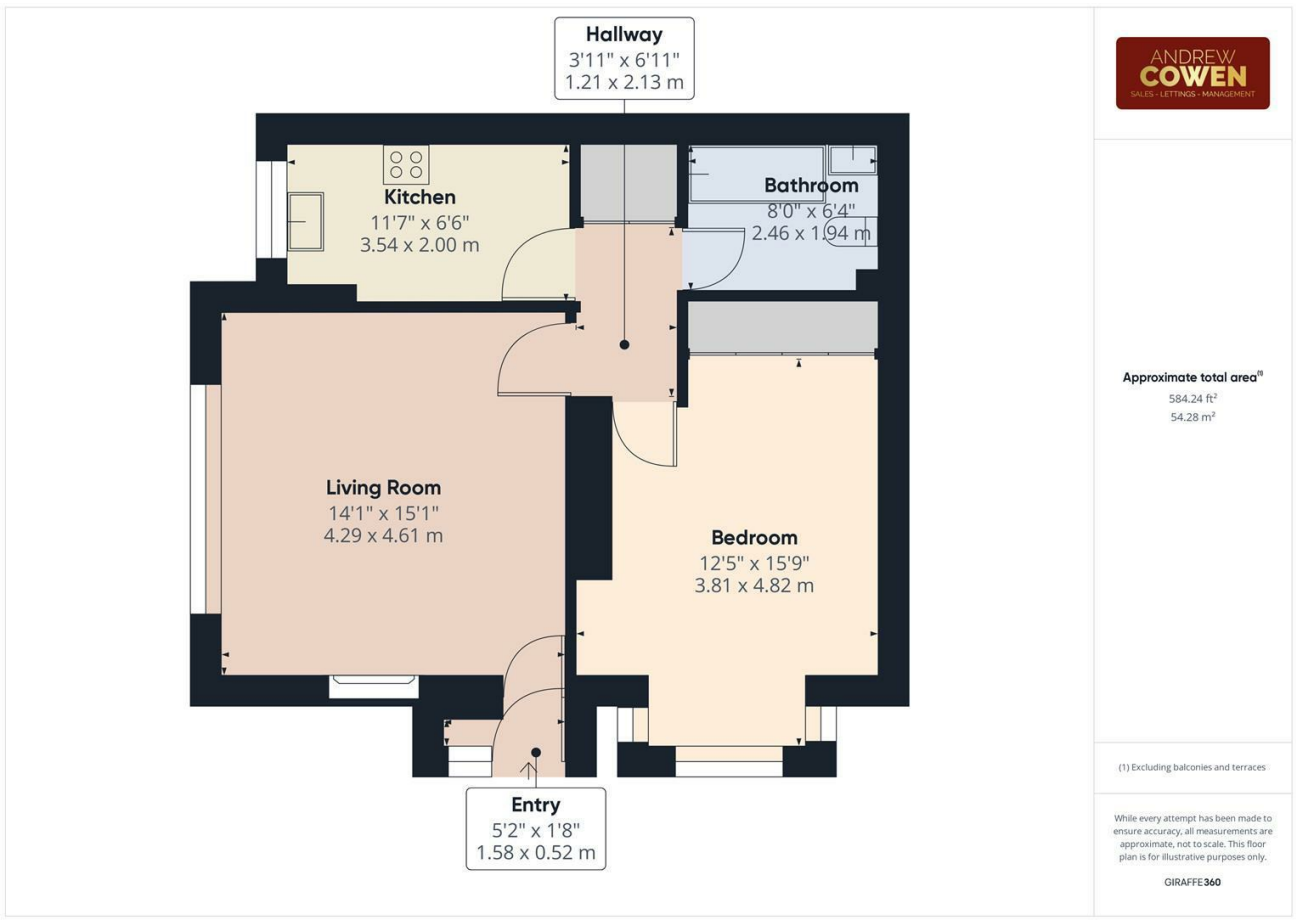


This property comprises briefly; entrance hallway leading into the spacious, front facing lounge with feature fireplace which allows plenty of natural lighting to flood through. There is a fitted kitchen with a range of base and wall units, plus a range of integrated appliances and ample worktop space. The property boasts one double bedroom with built in wardrobe space, ideal for storage facilities. There is also a three piece family bathroom suite with overhead shower. The property also has the added benefit of a private front garden, which solely belongs to this property to be enjoyed.

Situated on the South Side of Scarborough this property benefits from being located near a wealth of amenities including local shops, the Railway Station, the Town Centre and the South Bay Beach offering amusements and restaurants.

*This property does not have a block management company, owners organise issues between themselves. Yes to lets and pets, no to holiday lets. *all matters of tenure are subject to verification and clarification of solicitors in*





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	76
England & Wales		EU Directive 2002/91/EC

Viewings
Viewings by arrangement only.
A Call 01723 377707 to make an appointment.