



Castle View, Flat 2 Queens Parade, Scarborough, YO12 7HF

Asking Price £115,000

- LOWER GROUND FLOOR APARTMENT
- RECENTLY REFURBISHED TO A HIGH STANDARD
- PERFECT SECOND HOME OR PERMANENT RESIDENCY
- TWO BEDROOMS
- SHORT DISTANCE TO THE NORTH BAY AND TOWN CENTRE
- ELECTRIC HEATING
- MODERN KITCHEN AND BATHROOM
- NO ONWARD CHAIN

Flat 2 Queens Parade, Scarborough YO12 7HF

*Andrew Cowen Estate Agents present to the market this **RECENTLY REFURBISHED, TWO BEDROOM LOWER GROUND FLOOR** apartment which poses a **MODERN INTERIOR THROUGHOUT**, with a **CONTEMPORARY KITCHEN** and bathroom located a **SHORT DISTANCE** to the **NORTH BAY BEACH** and **SCARBOROUGH TOWN CENTRE**, ideally situated close to a **WEALTH OF AMENITIES**. This property would suit a **NUMBER OF BUYERS**, including those looking for a **SECOND HOME** to enjoy the seaside, or as a permanent residence.*



Council Tax Band: A



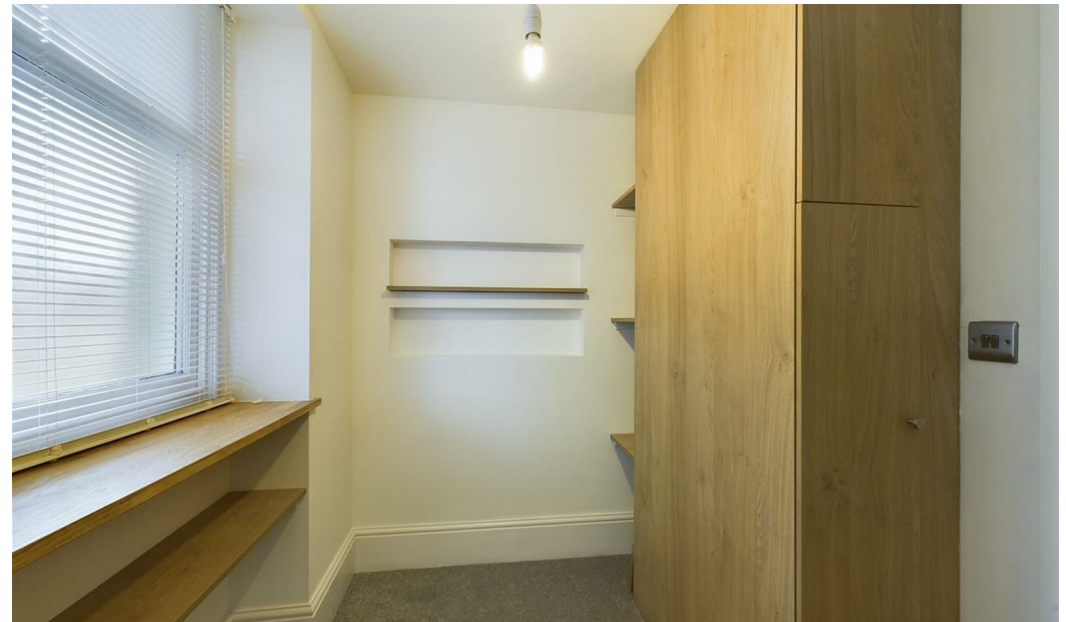
This accommodation comprises briefly; entrance hall leading into the open plan kitchen/living space, boasting navy, matte finish base and wall cabinets plus a range of integrated appliances including oven, hob, microwave and extractor fan. There are two bedrooms, with both offering built in cabinets, ideal for storage facilities. There is a modern, three-piece shower suite with LED mirror and inset spotlights.

This well presented flat is situated in a prime location in order to enjoy the views of the cliffs, castle, beach and sea on the North Side of Scarborough. This property is conveniently situated just less than a mile from the town centre. It is a short stroll from the property to the beach and Peasholm park which offers numerous attractions such as a boating lake, a putting green and a champion tree walk.

Also nearby is Europe's largest Open Air Theatre where some of the biggest names in the music industry have performed and the North Cliff Golf Club where golfers of all abilities can play whilst admiring the views of the North Yorkshire Moors and even near to the end of the course, the glorious sea views across the North Bay towards the Castle.

This property would appeal to a number of buyers including those looking for a second home to enjoy the seaside, or equally as a permanent residency. Viewing is essential to appreciate the space, position and feel that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!

*The maintenance fee for 2024 was £913.67 at an apportioned amount of 4.44% and is managed by Walker Landray. Yes to lets not to pets and holiday lets. *all matters of tenure are subject to verification and clarification of*







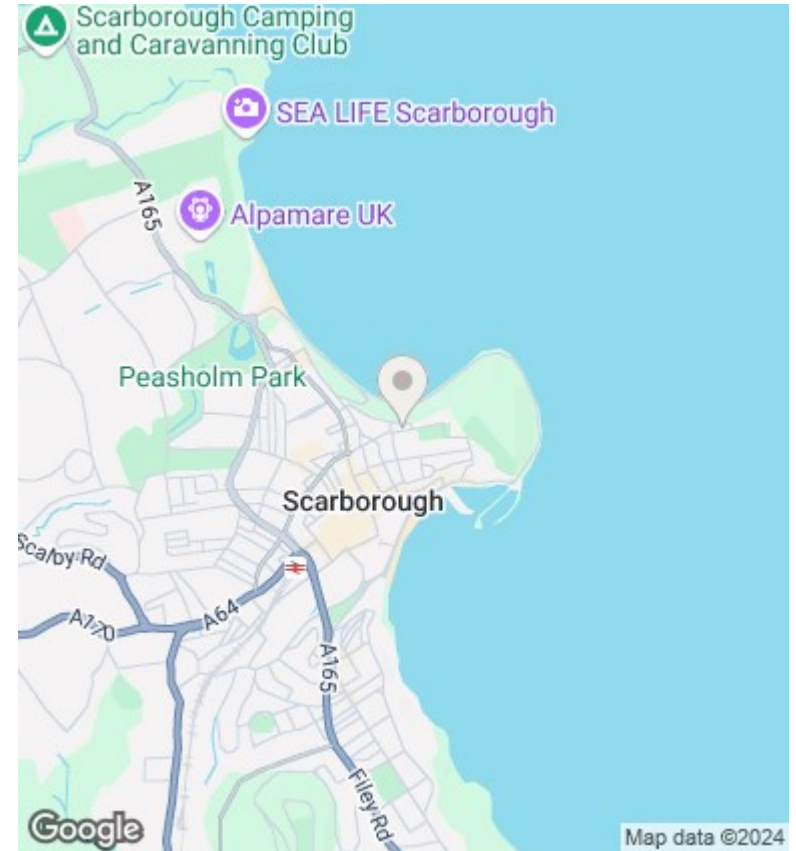


Approximate total area*
502.6 ft²
46.69 m²

(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.

GIRAFFE360



Viewings

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(69-80) C		
(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	