



Flat 16 Castle Heights Marlborough Street, Scarborough, YO12 7GY

Offers In The Region Of £160,000

- **GROUND FLOOR APARTMENT**
- **SECURE OFF STREET PARKING**
- **SPACIOUS, OPEN PLAN LOUNGE/DINER**
- **LIFT FACILITY**

- **TWO DOUBLE BEDROOMS**
- **MASTER BEDROOM WITH BALCONY**
- **FITTED KITCHEN**

- **LEASEHOLD**
- **EN SUITE TO THE MASTER**
- **OLD TOWN LOCATION**

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Andrew Cowen Estate Agents present to the market this WELL PRESENTED, TWO BEDROOM GROUND FLOOR APARTMENT located within Scarborough OLD TOWN, close to a NUMBER OF LOCAL SHOPS AND AMENITIES. This property boasts OFF-STREET PARKING and an EN SUITE to the MASTER BEDROOM with a BALCONY and OPEN ASPECT SEA VIEWS, plus is offered to the market with NO ONWARD CHAIN



Council Tax Band: C



This accommodation comprises briefly; entrance hallway leading into the open plan, front facing bay window lounge/dining area with fitted kitchen, boasting a range of base and wall units as well as ample worktop space and integrated appliances. This property offers two good sized double bedrooms, with the master featuring a walk in, en-suite shower room and balcony. There is a three piece family bathroom suite with overhead shower. This property benefit from off-street parking via a secure underground car park, as well as a lift facility, video entry phone system and underfloor heating throughout the apartment.

Situated on Marlborough Street just off Castle road being within close proximity of the North Bay, Scarborough Castle and Town Centre Promenade giving access to a wealth of amenities including excellent transport opportunities with major bus routes and Scarborough train station being 'in our opinion' within walking distance.

*No holiday lets or pets, yes to lets. *all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.**

Viewing is essential to appreciate the space, position and feel

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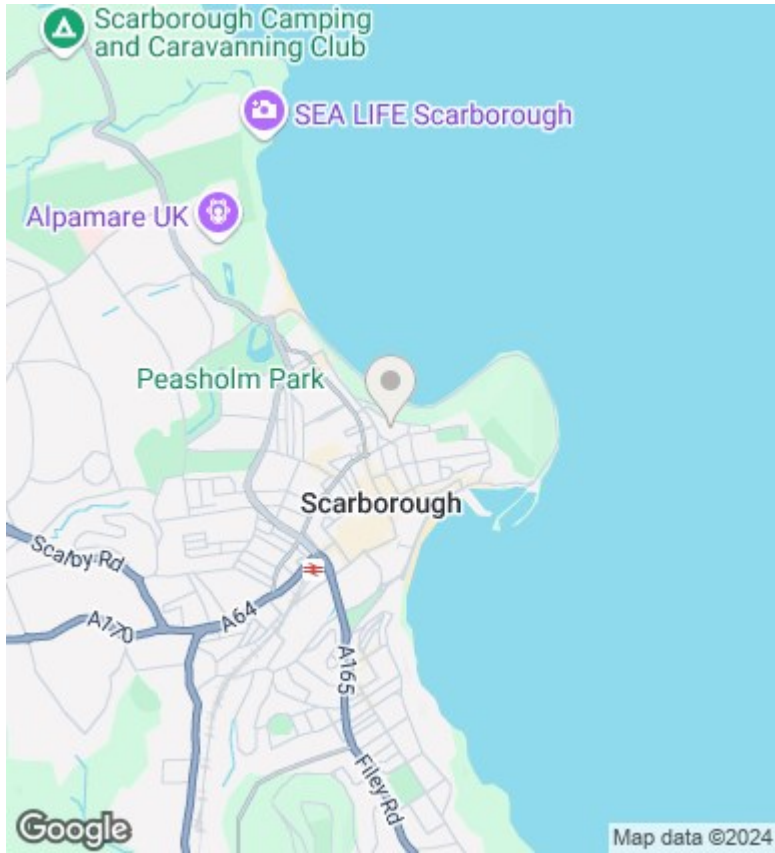


Approximate total area⁽¹⁾
949.84 ft²
88.24 m²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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	

Viewings

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