



Flat 6, The Oaklands, 14 Esplanade, Scarborough, YO11 2AF

Asking Price £195,000

- **FIRST FLOOR APARTMENT**
- **DIRECT SEA VIEWS OF SCARBOROUGH AND THE CASTLE**
- **TWO DOUBLE BEDROOMS**
- **GREAT CENTRAL LOCATION**
- **BALCONY**
- **IDEAL SECOND HOME OR PERMANENT RESIDENCE**

14 Esplanade, Scarborough YO11 2AF

Andrew Cowen Estate Agents are proud to present to the market this TWO BEDROOM, FIRST FLOOR APARTMENT complete with BALCONY, BOASTING STUNNING SEA VIEWS within close proximity to BOTH BAYS AND SCARBOROUGH TOWN CENTRE. This property is an ideal purchase for somebody looking for a SEASIDE HOLIDAY HOME or PERMANENT RESIDENCE.



Council Tax Band: D



This apartment briefly comprises; spacious entrance hallway providing access into the front facing lounge/dining area with breathtaking views overlooking the sea and Scarborough Castle. boasting a balcony with enough space to host a small table and chairs to enjoy outdoor dining. The property features a fitted kitchen with a range of wall and base units, and integrated oven/hob and extractor fan. There is a bathroom suite with overhead shower, and a separate W/C.

Being located on Scarborough's South Cliff means the apartment has excellent access to a wide range of attractions and amenities including The Esplanade and Clock Tower, Italian Gardens, Ramshill Shopping Parade, Spa and Conference Centre accessed through the Tramway to South Bay and beach. It also benefits from a wide range of transport options such as the Train Station, local taxi firms and bus routes as well as an easy walk across Spa Bridge into the town centre.

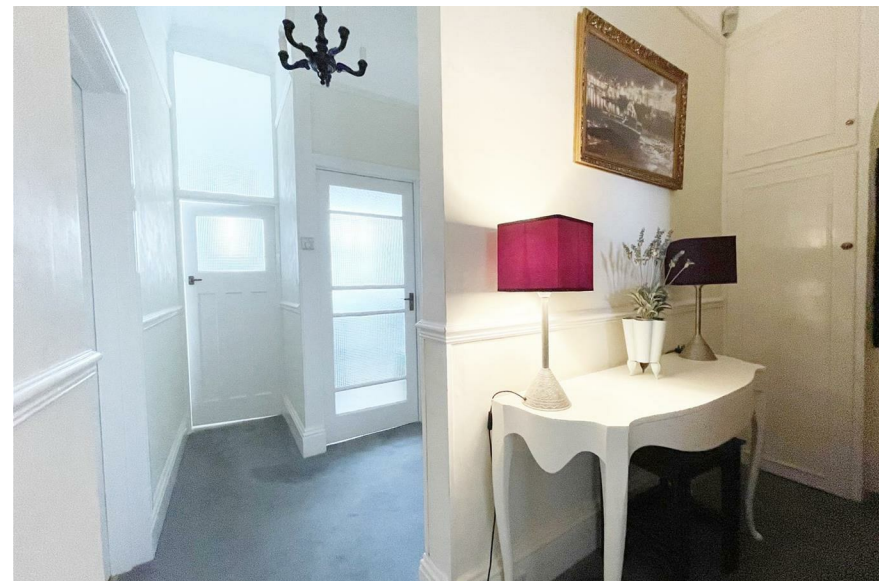
*The maintenance charge for 2025 is £1,131.62 and managed by Walker Landray. Yes to lets, no to holiday lets. *all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.**

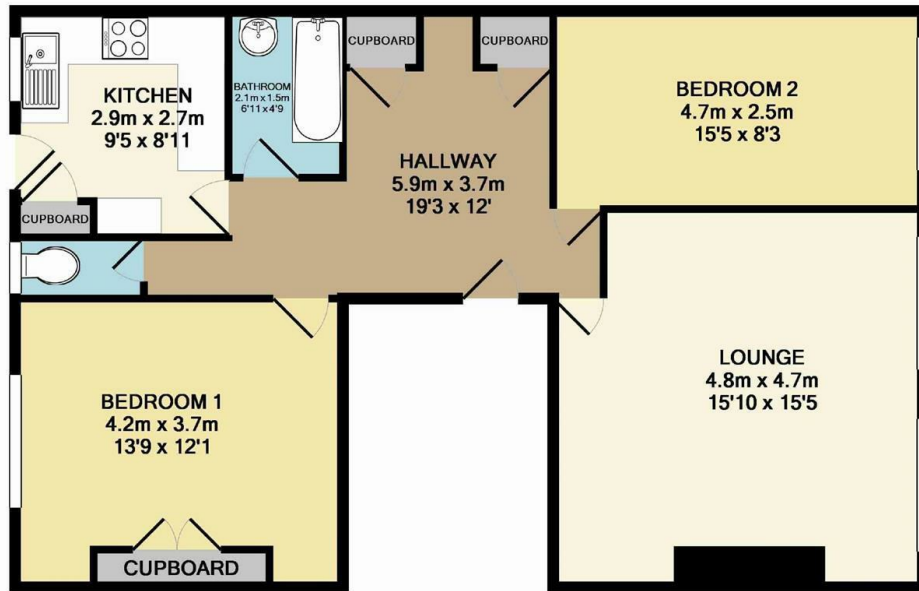
This property would make an ideal purchase for a host of buyers

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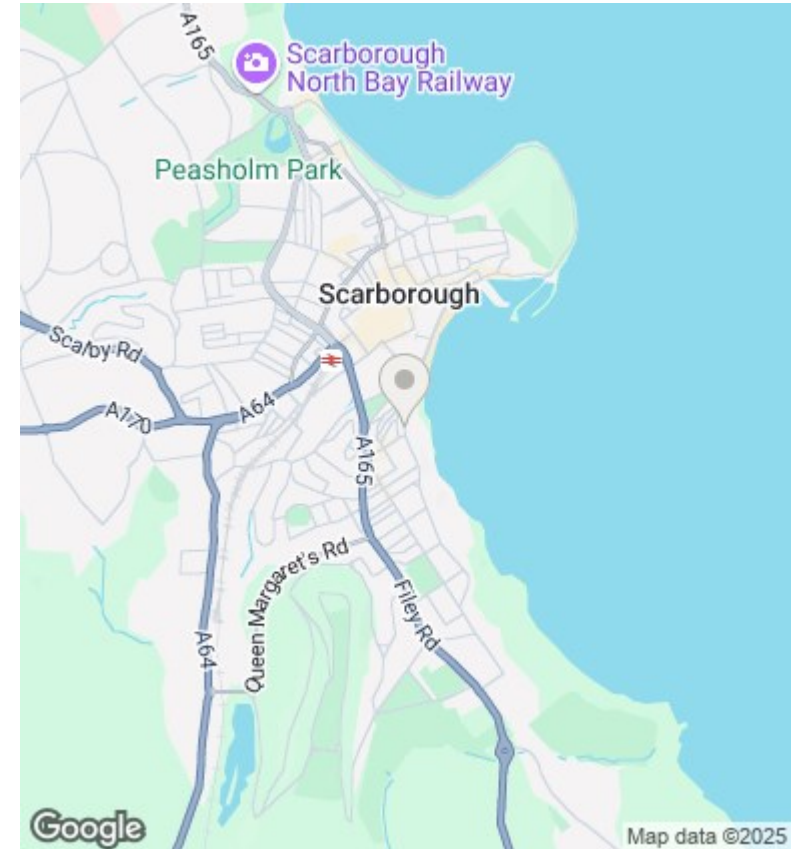
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TOTAL APPROX. FLOOR AREA 74.0 SQ.M. (797 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewings

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

Council Tax Band

D

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