



## *Flat 4, The Red House St. Nicholas Cliff, Scarborough, YO11*

**£175,000**

- *TOP FLOOR APARTMENT*
- *FANTASTIC CENTRAL LOCATION CLOSE TO LOCAL AMENITIES AND THE BEACH*
- *GAS CENTRAL HEATING*
- *TWO DOUBLE BEDROOMS*
- *CONTEMPORARY BATHROOM SUITE*
- *DOUBLE GLAZED*
- *DIRECT CASTLE, HARBOUR AND SEA VIEWS*
- *MODERN INTERIOR THROUGHOUT*
- *PERFECT SECOND HOME OR PERMANENT RESIDENCE*

## *The Red House St. Nicholas Cliff, Scarborough YO11 2ES*

*Andrew Cowen Estate Agents welcome proudly to the market this IMMACULATELY PRESENTED, TWO BEDROOM APARTMENT located to the TOP FLOOR, boasting STUNNING DIRECT SEA VIEWS, CONTEMPORARY BATHROOM SUITE and MODERN INTERIOR THROUGHOUT. Situated to the SOUTH OF SCARBOROUGH, within walking distance to THE BEACH and TOWN CENTRE, this property would appeal to NUMBER OF BUYERS, including those looking for a SECOND SEASIDE HOLIDAY HOME.*



Council Tax Band: C







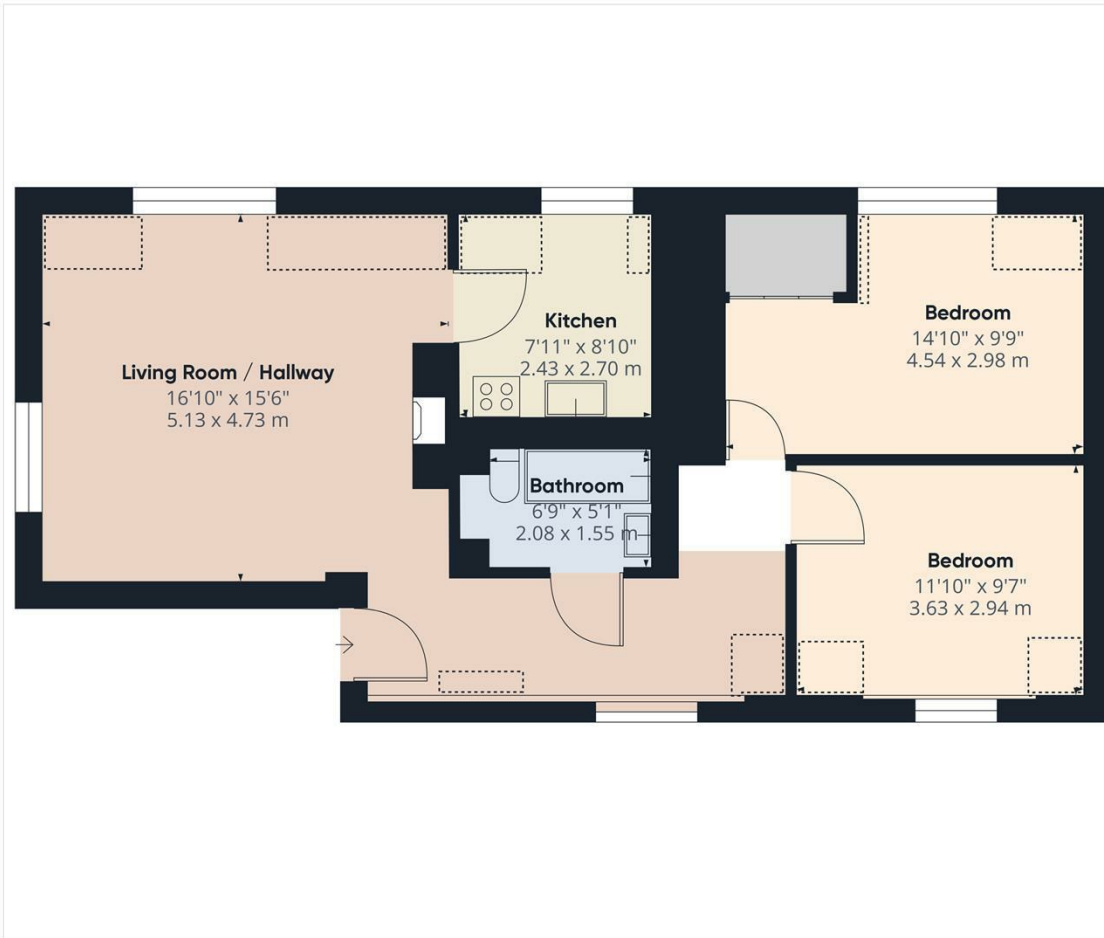


*This apartment comprises in brief; entrance hall providing access into the spacious, tastefully decorated lounge boasting stunning direct sea views across the South Bay, which allows plenty of natural light to flood through. There is a fitted, shaker style kitchen with a range of base and wall units plus ample worktop space and integrated appliances. There are two, good sized bedrooms with the master offering built in storage space. There is also a contemporary, three piece bathroom suite with overhead shower which has been recently installed.*

*Being located centrally to the town centre presenting a wealth of local amenities and attractions including Scarborough's South bay and the beach, the Spa complex and a wide range and choice of eating and drinking establishments. Also within a short walk of the property is the unspoiled North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months and the miniature railway providing a great destination to discover and explore all that the historic sea side town has to offer. It also has excellent access to public transport links*

*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!*





Approximate total area<sup>®</sup>  
369.84 ft<sup>2</sup>  
34.36 m<sup>2</sup>

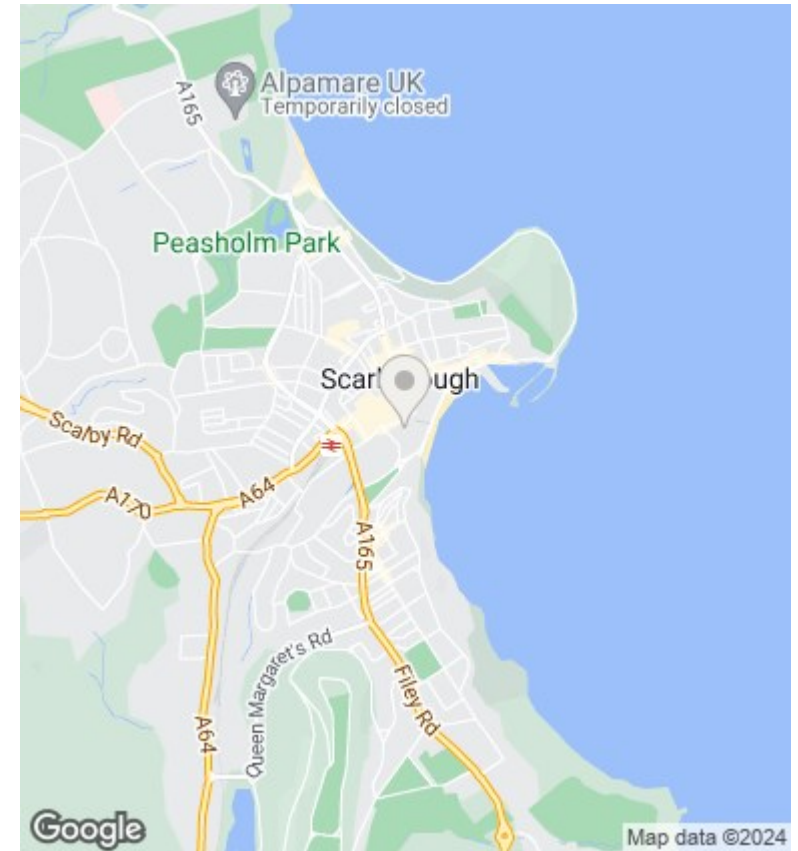
Reduced headroom  
30.22 ft<sup>2</sup>  
2.81 m<sup>2</sup>

(1) Excluding balconies and terraces

(2) Reduced headroom  
(below 1.5m/4.92ft)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	54
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewings

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