



## *Garden Flat, 4 Esplanade, Scarborough, YO11 2AF*

*£150,000*

- *GARDEN APARTMENT*
- *KITCHEN/DINER*
- *GAS CENTRAL HEATING*
- *ONE DOUBLE BEDROOM*
- *BRIGHT AND SPACIOUS LOUNGE*
- *FABULOUS SEASIDE BOLT HOLE OR PERMANENT RESIDENCE*
- *ADDITIONAL STUDY/DRESSING ROOM*
- *FANTASTIC LOCATION CLOSE TO THE TOWN CENTRE AND BEACH*
- *NO ONWARD CHAIN*

## 4 Esplanade, Scarborough YO11 2AF

**Andrew Cowen Estate Agents proudly present to the market this SPACIOUS, ONE BEDROOM GARDEN APARTMENT with ADDITIONAL STUDY/DRESSING ROOM situated on the FAMED ESPLANADE, close to a NUMBER OF LOCAL AMENITIES and THE BEACH. Benefitting from its OWN ENTRANCE, this property would suit a HOST OF BUYERS, including those looking for a SEASIDE BOLTHOLE or PERMANENT RESIDENCY BY THE SEA.**



Council Tax Band: B

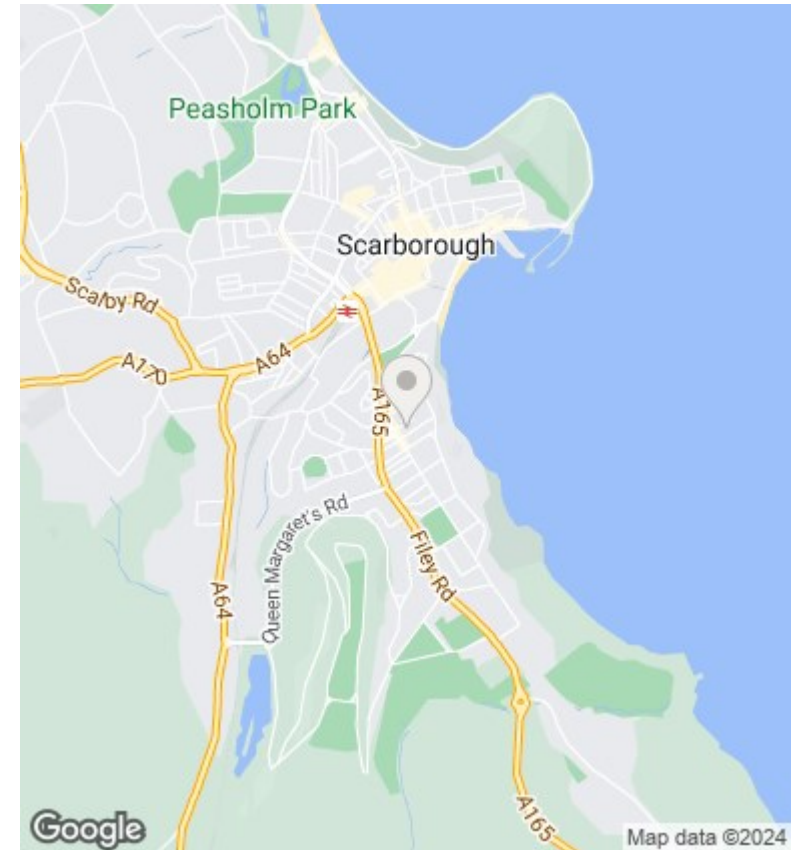


*This property is offered to the market with no onward chain and comprises; entrance hallway providing access into the spacious, front facing lounge which allows plenty of natural light to flood through. with a wall mounted electric fire surround There is a fitted breakfast kitchen with a range of base and wall units plus ample worktop space and integrated appliances. The property offers one good sized double bedroom which is light and airy, as well as an additional study/dressing room and a three piece bathroom suite.*

*Located within the highly desirable Esplanade, the accommodation provides open aspect sea views over Scarborough's South Bay, being located a stone's throw away from Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff. The property provides a wealth of amenities and attractions at hand including local shops, eateries, Rotunda Museum and Scarborough Spa. This property would suit a number of buyers, including those looking for a seaside bolthole to enjoy all that Scarborough has to offer.*

*Viewing is essential to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*





### Viewings

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

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