



Flat 3, 3 Esplanade Gardens, Scarborough, YO11 2AW

Offers In The Region Of £142,000

- *TOP FLOOR APARTMENT*
- *3 DOUBLE BEDROOMS*
- *GAS CENTRAL HEATING*
- *VIEWS TOWARDS THE HARBOUR*
- *FEATURE GAS FIREPLACE*
- *SHORT WALK TO SOUTH BAY*
- *SPACIOUS ROOMS*
- *DINING AREA & SNUG AREA*
- *CLOSE TO THE TOWN CENTRE*

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Andrew Cowen Estate Agents proudly present to the market this SPACIOUS, TOP FLOOR, THREE BEDROOM APARTMENT situated JUST OFF the FAMED ESPLANADE, close to a NUMBER OF LOCAL AMENITIES and THE BEACH. Benefitting from views towards Scarborough's Harbour and Oliver's Mount this property would suit a HOST OF BUYERS, including those looking for a SEASIDE BOLTHOLE or PERMANENT RESIDENCY BY THE SEA.



Council Tax Band:



Andrew Cowen Estate Agents welcomes this property to the market, which comprises; an entrance hallway providing access to the kitchen, which comes fitted with integrated appliances and plenty of storage and work top space. A modern, three piece bathroom suite and the spacious, rear facing bedroom which allows plenty of natural light to flood through. Up internal stairs to the next floor, you will come to the large landing providing dining room and a snug/reading nook. Large bay window lounge with views over public gardens towards the Harbour, two further light and airy double bedrooms which both also offer views of the south bay.

Located within a highly desirable Southside location, the accommodation provides open aspect sea views over Scarborough's South Bay, 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.

We are informed by our vendor the property is freehold, In house maintenance agreement with a Service Charge £1,200 per year. No to holiday lets, yes to shorthold assured Lets & pets. *all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.*

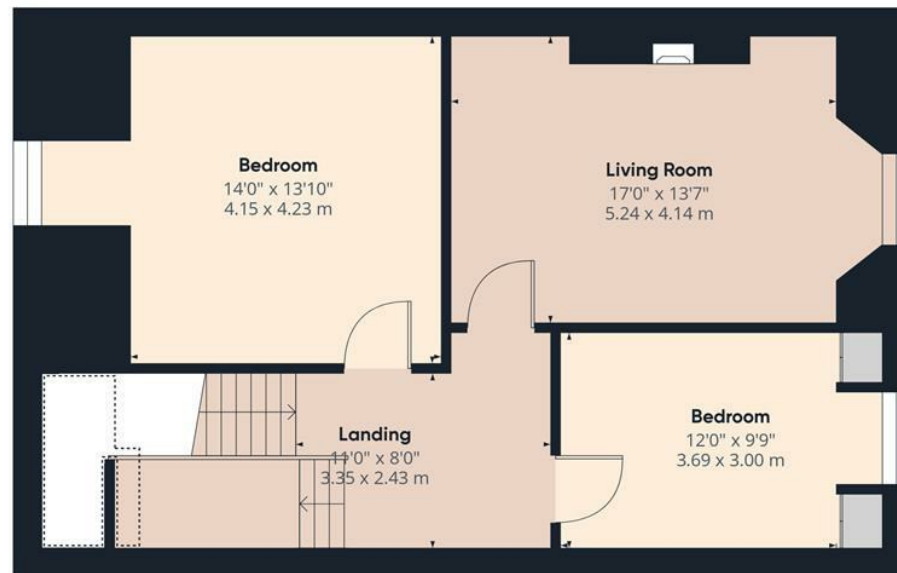
Viewing is essential to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!

****Please note, this property is located on the top floor with no lift access****





Floor 0



Floor 1

Approximate total area⁽¹⁾

1123.64 ft²

104.39 m²

Reduced headroom

4.52 ft²

0.42 m²

(1) Excluding balconies and terraces


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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewings

Call the office to make an appointment today!

01723 377707



View our website here!

Looking to Sell?

Book a no obligation valuation today!

01723 377707