



Flat 4, 1 St Nicholas Mews, Cliff Bridge Place, Scarborough, YO11 2EZ

Offers In Excess Of £65,000

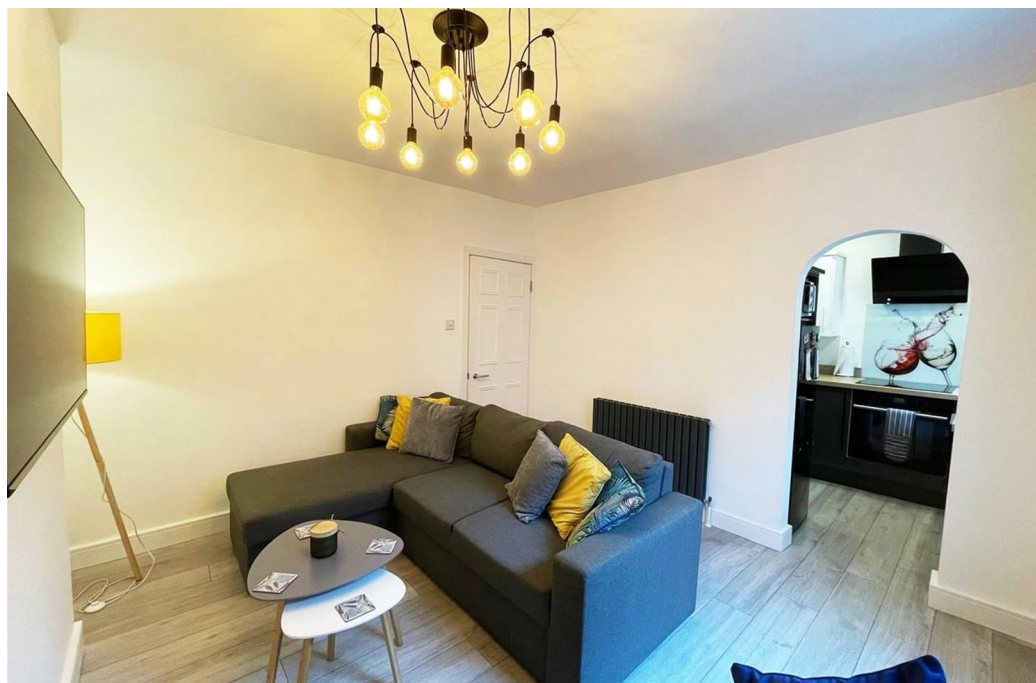
- ***UPPER FLOOR APARTMENT***
- ***MODERN THREE PIECE SHOWER SUITE***
- ***CLOSE TO LOCAL SHOPS AND AMENITIES***
- ***ONE DOUBLE BEDROOM***
- ***WELL PRESENTED, SPACIOUS LOUNGE***
- ***PERFECT SEASIDE BOLT HOLE***
- ***FITTED KITCHEN WITH INTEGRATED APPLIANCES***
- ***IDEALLY SITUATED ON THE SOUTH SIDE OF SCARBOROUGH***
- ***GAS CENTRAL HEATING***

1 St Nicholas Mews, Scarborough YO11 2EZ

Andrew Cowen Estate Agent welcome to the market this WELL PRESENTED, UPPER FLOOR APARTMENT situated close to the TOWN CENTRE, boasting ONE DOUBLE BEDROOM and a MODERN KITCHEN/BATHROOM, which would benefit a NUMBER OF BUYERS Including those looking for a 'SEASIDE BOLTHOLE' to enjoy all that SCARBOROUGH HAS TO OFFER.



Council Tax Band: A

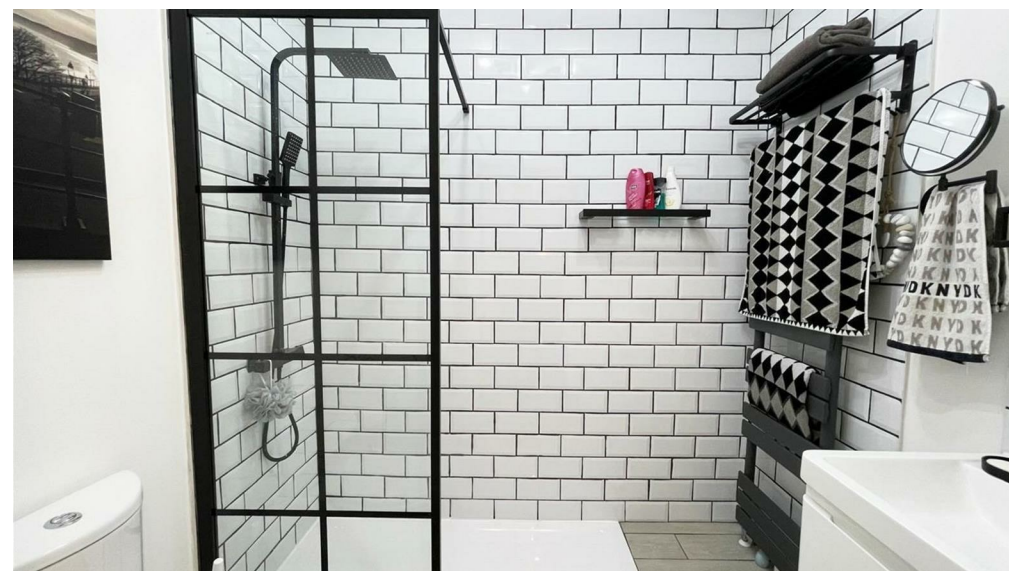


This property comprises in brief; entrance hallway leading into the spacious, tastefully decorated lounge with an archway providing access into the fitted kitchen with a range of hi-gloss base and wall units plus a number of integrated appliances. The property boasts one, good sized double bedroom complete with sash windows. There is a modern fitted three piece shower suite with walk in shower.

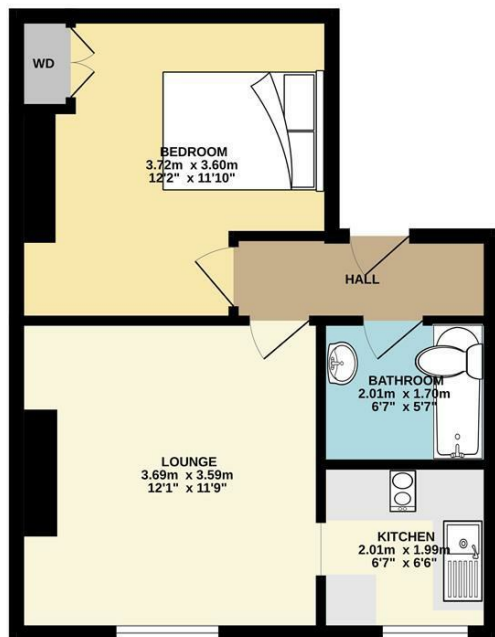
Positioned on Cliff Bridge Place, the apartment is just a short walk from Scarborough Town Centre, offering a range of high street and independent shops. Additionally, both South and North Bay Beaches are easily accessible.

Tenure:

We have been advised by the Vendor(s) that this property is Leasehold with a yearly maintenance charge of £1200 per annum to include building insurance. No restrictions on pets or short hold assured tenancies, however holiday lets are not permitted.



GROUND FLOOR
34.8 sq.m. (374 sq.ft.) approx.

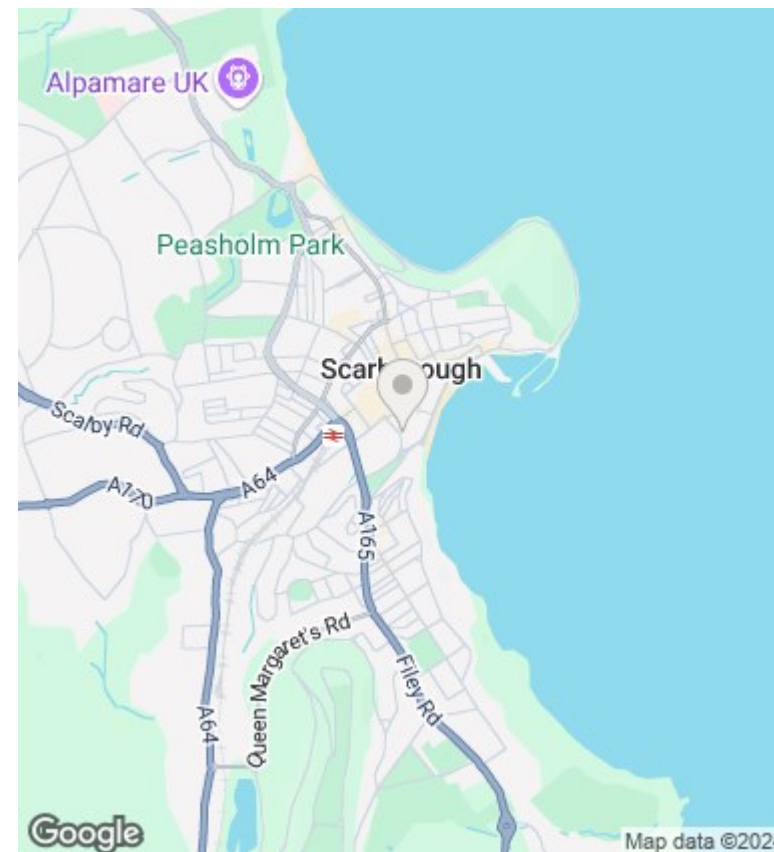


TOTAL FLOOR AREA: 34.8 sq.m. (374 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewings

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

Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	