



## *15A Esplanade Road, Scarborough, YO11 2AS*

*Guide Price £189,950*

- *FIRST FLOOR APARTMENT*
- *SPACIOUS LOUNGE/DINING AREA*
- *GAS CENTRAL HEATING*
- *TWO GOOD DOUBLE BEDROOMS*
- *THREE PIECE FAMILY BATHROOM SUITE*
- *UPVC DOUBLE GLAZING*
- *SHAKER STYLE FITTED KITCHEN*
- *POPULAR SOUTH SIDE LOCATION*
- *PERFECT SEASIDE BOLT HOLE*

## 15A Esplanade Road, Scarborough YO11 2AS

**Andrew Cowen Estate Agent proudly present to the market this WELL PRESENTED, TWO BEDROOM FIRST FLOOR APARTMENT situated in a SOUGHT AFTER RESIDENTIAL AREA to the SOUTH SIDE OF SCARBOROUGH, just moments from the Esplanade, the south bay BEACH, local amenities and THE TOWN CENTRE. This property would suit a HOST OF BUYERS, including those looking for a an ESCAPE TO THE SEASIDE.**



Council Tax Band: C





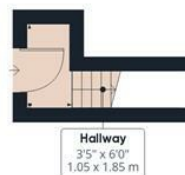
*This accomodation comprises in brief; entrance hallway providing access into the spacious and bright front facing lounge, which allows plenty of natural light to flood through. There is also a fitted kitchen with a range of shaker-style base and wall units. The property offers two, good sized double bedrooms, both with built in cabinetry, ideal for storage facilities. This property also benefits from a three piece family shower suite with overhead shower.*

*This fantastic home is ideally located on Esplanade Road just off Scarborough's sought after Esplanade. This property is situated amongst a wealth of amenities and attractions including Ramshill Shopping Parade where a variety of local shops and eateries are located, Scarborough's South Bay Beach and Scarborough Castle, Italian Gardens, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond. This property is not one to miss and internal viewings are highly recommended!*

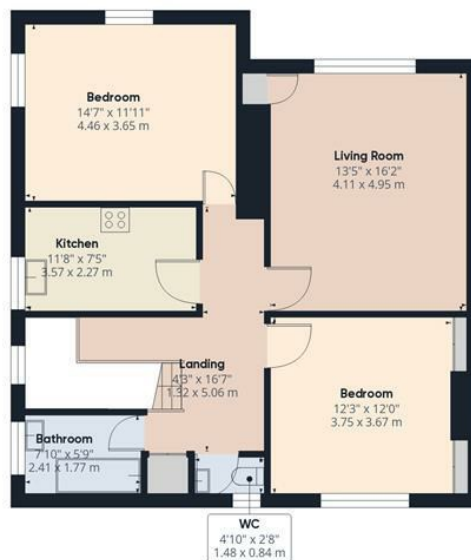
*Viewing is essential to appreciate the space, position and feel that this fantastic apartment has to offer. Please call our friendly Sales Team on 01723 377707*







Floor 0



Floor 1

Approximate total area<sup>m</sup>  
860.04 ft<sup>2</sup>  
79.9 m<sup>2</sup>

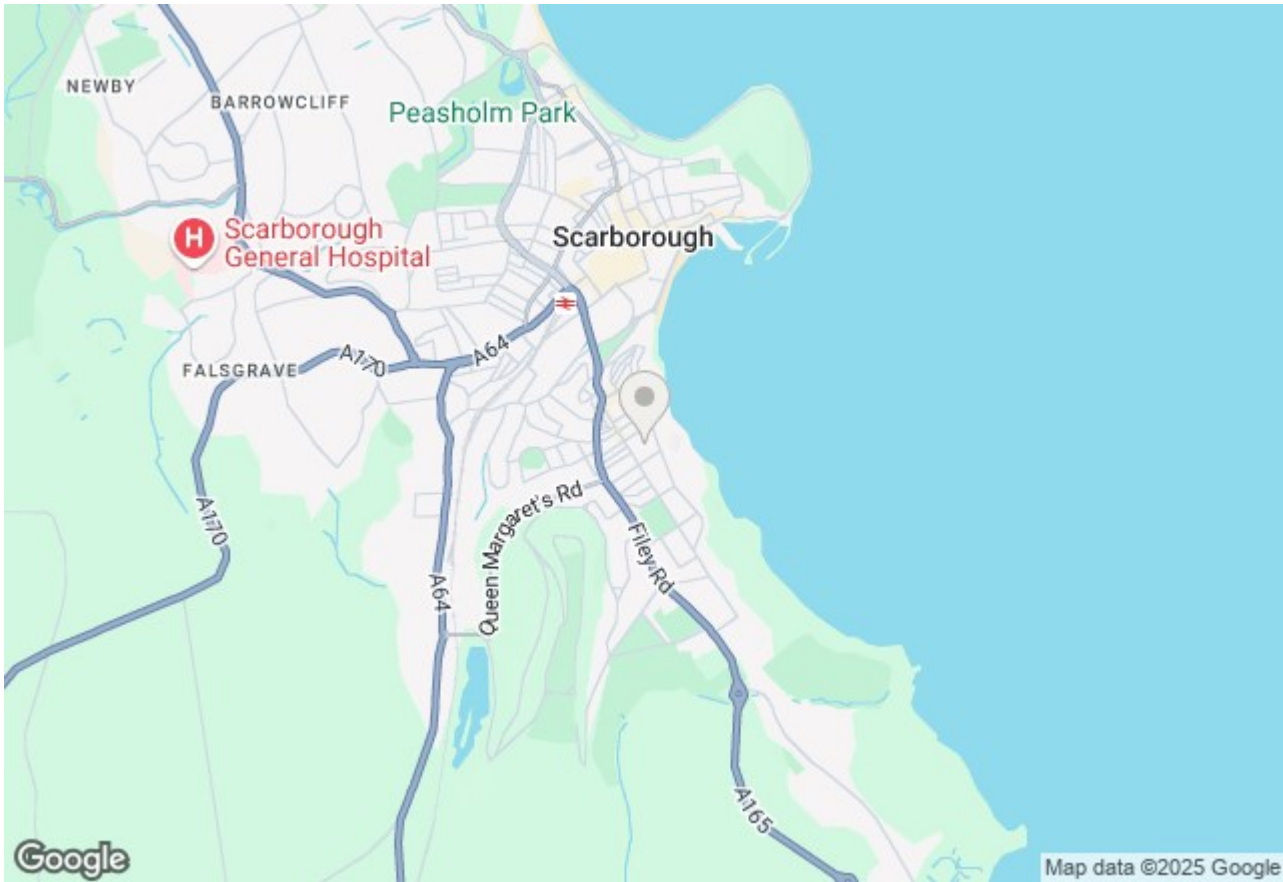
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**

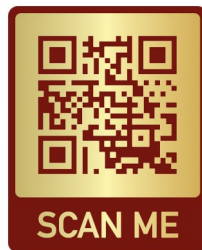
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>78</b>
(55-68) <b>D</b>		
(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

Call the office to make  
an appointment today!

**01723 377707**



**View our website here!**