



***4 Queen Margarets Court, Queen Margarets Road, Scarborough, North Yorkshire, YO11
2RY
Asking Price £129,950***

- ***FIRST FLOOR APARTMENT***
- ***FITTED KITCHEN***
- ***CLOSE TO THE TOWN CENTRE AND SOUTH BAY***
- ***TWO, GOOD SIZED DOUBLE BEDROOMS***
- ***THREE PIECE FITTED BATHROOM SUITE***
- ***GAS CENTRAL HEATING***
- ***SPACIOUS, FRONT FACING BAY WINDOW LOUNGE***
- ***IDEALLY SITUATED TO THE SOUTH SIDE OF SCARBOROUGH***
- ***NO ONWARD CHAIN***

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Andrew Cowen Estate Agent proudly present to the market this **FIRST FLOOR, TWO BEDROOM APARTMENT** situated within the **POPULAR SOUTH SIDE OF SCARBOROUGH**, close to the **TOWN CENTRE** and **SOUTH BAY BEACH**. This property **BOASTS** a **SPACIOUS, FRONT FACING BAY WINDOW LOUNGE** and a **GOOD SIZED KITCHEN** and **BATHROOM SUITE**. **THE PROPERTY ALSO OFFERS DELIGHTFUL VIEWS OVER SCARBOROUGH**.



Council Tax Band: B

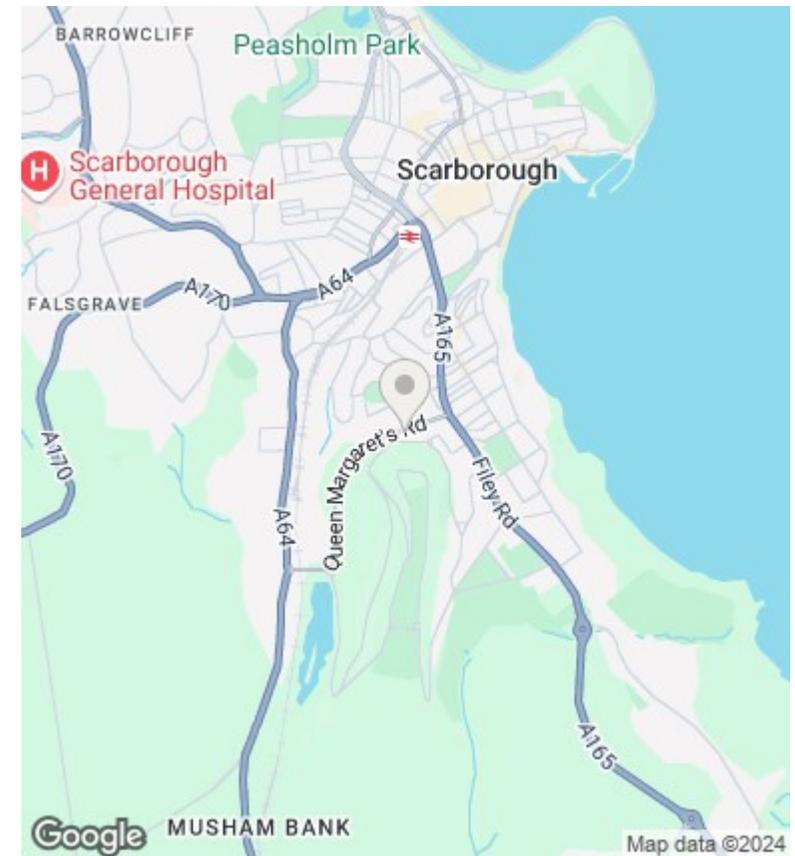


This accommodation comprises in brief; entrance hallway leading into the spacious, front facing bay window lounge which allows plenty of natural light to flood through. There is a fitted kitchen with a range of base and wall units, plus ample worktop space. The property boasts two, good sized double bedrooms as well as a three-piece family bathroom suite with overhead shower. The property benefits from gas central heating throughout.

Being located on Scarborough's South cliff only a short walk from Ramshill shopping parade means that although the property occupies a private setting it is still well placed for a wealth of local amenities and attractions nearby including The Esplanade, Scarborough's South Bay, the beach, Scarborough town centre, a choice of popular school's and colleges, golf course, Oliver's Mount, a choice of popular eating and drinking establishments as well as excellent access to public transport links.

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





Viewings

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

Council Tax Band B

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	55	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	