



3 Royal Sands North Marine Road, Scarborough, YO12 7HU

Guide Price £129,950

- *FIRST FLOOR APARTMENT*
- *MODERN, THREE PIECE SHOWER SUITE*
- *PERFECT SEASIDE BOLT HOLE AND FIRST TIME BUY*
- *TWO BEDROOMS*
- *POPULAR NORTH SIDE LOCATION*
- *NO CHAIN*
- *OPEN PLAN LOUNGE/KITCHEN SPACE*
- *WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND NORTH BAY BEACH*

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Andrew Cowen Estate Agent present to the market this IMMACULATELY PRESENTED, TWO BEDROOM, FIRST FLOOR APARTMENT situated on the NORTH SIDE OF SCARBOROUGH, within walking distance to the TOWN CENTRE and NORTH BAY BEACH. This property BOASTS OPEN PLAN KITCHEN/LIVING SPACE and a MODERN, THREE PIECE SHOWER SUITE. This property would suit a HOST OF BUYERS, including those looking for a SEASIDE BOLT HOLE or as a FIRST TIME BUY.



Council Tax Band: B

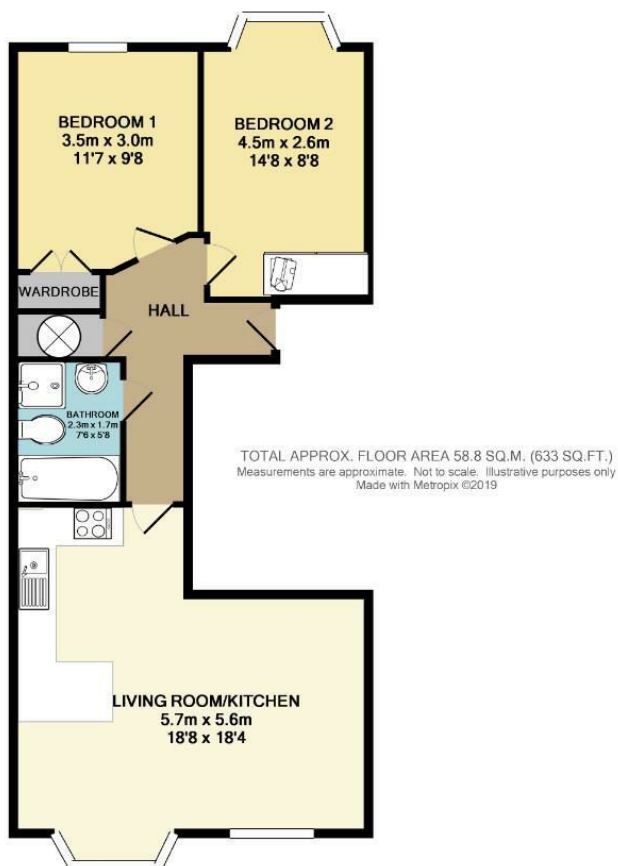


The accomodation comprises briefly; entrance hallway providing access into the open plan kitchen/living space, with a range of fitted base and wall units and integrated appliances. The property offers two, good sized double bedrooms, with one of the bedrooms benefiting from built in cabinetry, ideal for storage purposes. There is also a modern, three piece shower suite with stand alone cubicle.

The North Bay area of Scarborough is a mainly residential part of town which also has a selection of guest houses and small hotels and is less developed than South Bay. It is considered by many to be more natural and peaceful, yet still offers a great selection of attractions including the Sealife Centre with a range of marine life in the indoor and outdoor exhibits, the Oriental themes Peasholm Park with its natural ravine, boating lake and vast wealth of trees and flowers and the Scarborough Open Air Theatre; which has played host to many international performers.

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 to arrange your viewing today!

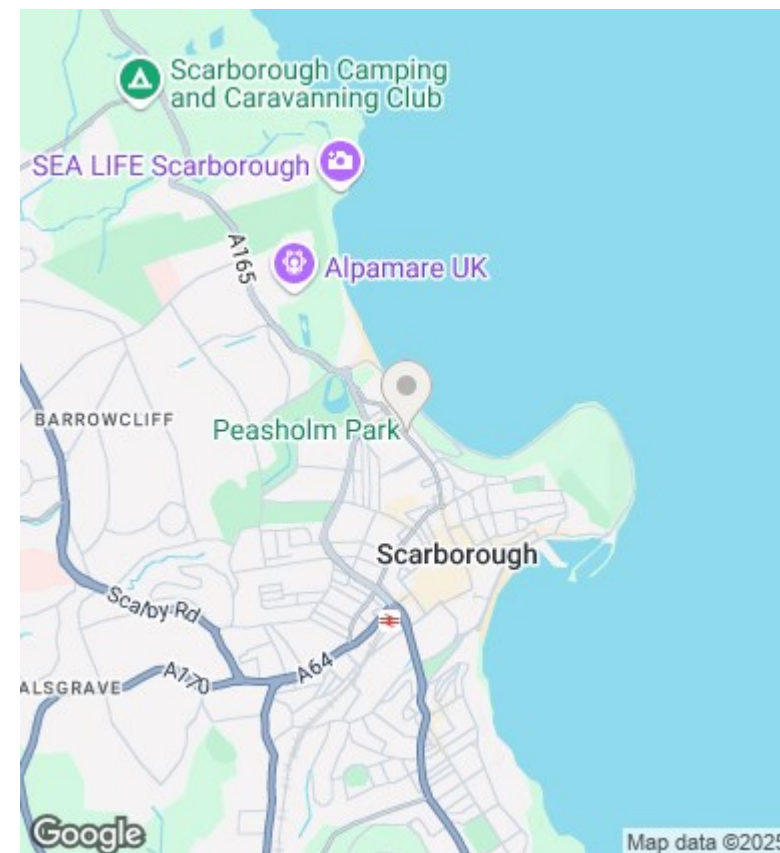




Viewings

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

Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	84
(69-80) C		
(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	