



Flat 3, 1 Belvedere Road, Scarborough, YO11 2UU

Asking Price £170,000

- **WELL PRESENTED APARTMENT**
- **EXTERNAL BALCONY SEATING AREA**
- **HIGHLY SOUGHT AFTER AREA**
- **THREE BEDROOMS**
- **MODERN KITCHEN/DINING SPACE**
- **COUNCIL TAX BAND B**
- **SEA VIEWS**
- **FOUR PIECE BATHROOM SUITE**
- **INTERAL WORKS IN PROGRESS**

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ANDREW COWEN ARE PLEASE TO PRESENT THIS THREE BEDROOM apartment situated in a HIGHLY SOUGHT AFTER AREA OF SCARBOROUGH with OUTDOOR BALCONY SEATING with views TOWARDS THE SEA. This property would be beneficial to A HOST OF BUYERS, including those looking for a SECOND HOME to use in the holidays, or equally as a PERMANENT RESIDENCE. ** INTERNAL WORKS IN PROGRESS THE FINAL SALE PRICE WILL REFLECT THIS. ALL ENQUIRIES TO OUR OFFICE.



Council Tax Band: B



This immaculate apartment briefly comprises of; entrance hall with storage cupboards leading into the modern kitchen with breakfast bar and integrated appliances, and the bright and airy lounge space which leads to a good sized balcony, ideal for alfresco dining with views towards the sea. The property boasts three good-sized bedrooms, a utility room and a contemporary, four piece bathroom suite with feature bath and double walk in shower cubicle. The property is well located on Scarborough's South Cliff which is well placed for a wealth of amenities including a variety of Shops and supermarket on Ramshill, a choice of Schools and colleges, golf course, the Esplanade as well as Scarborough's South Bay and the beach. This property is offered to the market with no onward chain, and internal viewing is highly recommended to appreciate the space and feel that this property has to offer.

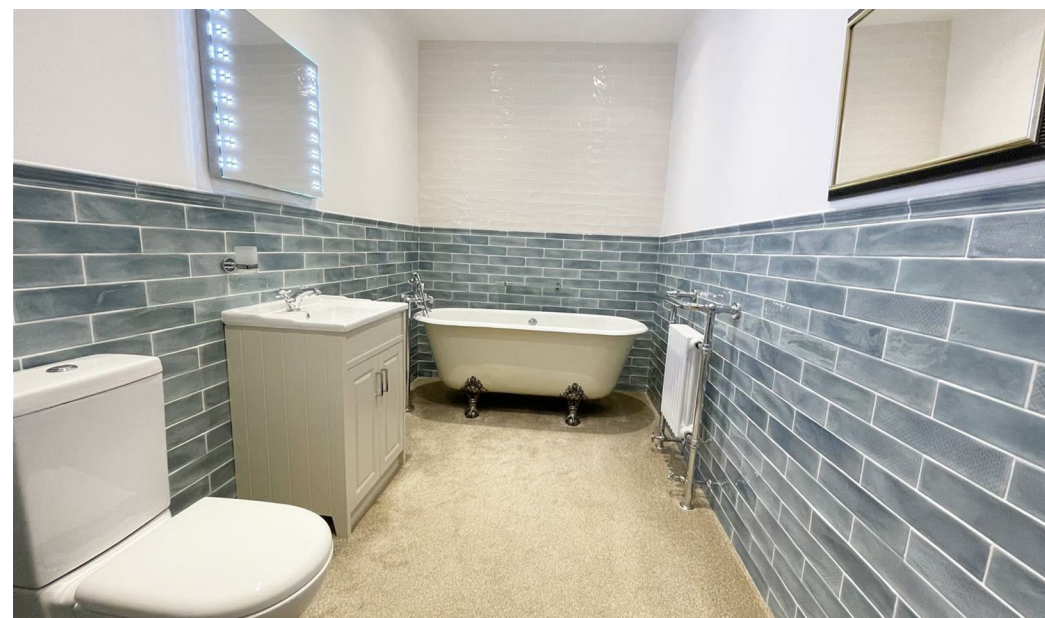
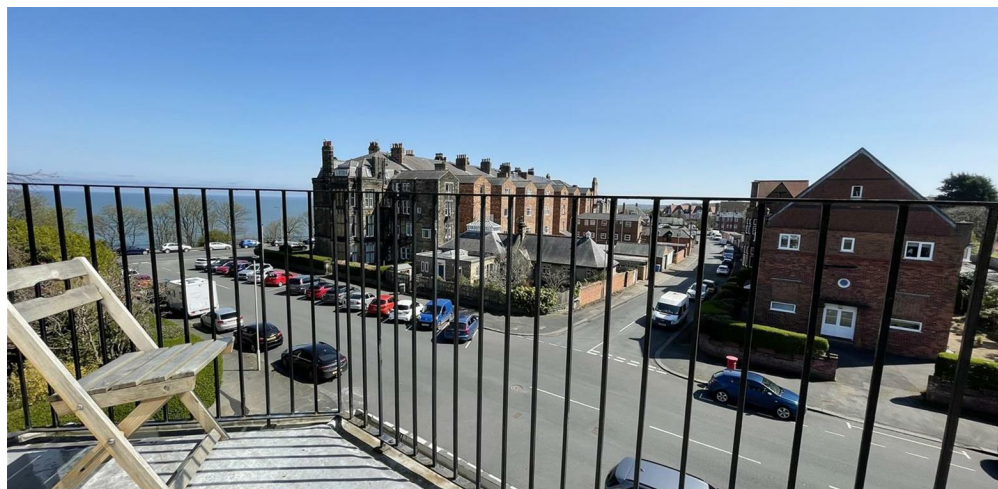
Walker Landray carryout maintenance

£1,025.87per annum

No Holiday lets

No Pets

Yes to shorthold assured lets





Directions

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		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 