

## 1 Royal Sands North Marine Road, Scarborough, YO12 7HU

Offers In The Region Of £145,000

- IMMACULATE ONE BED GROUND FLOOR FLAT
- STYLISH THREE PIECE SHOWER ROOM
- CURRENT HOLIDAY LET BUSINESS
- PRIVATE ACCESS
- POPULAR NORTH SIDE LOCATION
- HOLIDAY LET, ASSURED LETS AND PETS ALLOWED
- MODERN OPEN PLAN LIVING/KITCHEN AREA
- CLOSE TO NORTH BAY BEACH
- NO ONWARD CHAIN

# 1 Royal Sands North Marine Road, Scarborough YO12 7HU

**ANDREW COWEN ESTATE AGENTS** are proud to present to the market this **IMMACULATELY PRESENTED, ONE BEDROOM, LEVEL GROUND FLOOR APARTMENT WITH PRIVATE ACCESS**, situated on the **NORTH SIDE OF SCARBOROUGH**, within walking distance to the **TOWN CENTRE** and **NORTH BAY BEACH**. This property **BOASTS AN OPEN PLAN MODERN LIVING/KITCHEN SPACE** and a **STYLISH THREE PIECE SHOWER SUITE**. This property **CURRENTLY USED AS A HOLIDAY LET** would suit a **HOST OF BUYERS**, including those looking for a **SEASIDE BOLT HOLE** or as a **FIRST TIME BUY**.



Council Tax Band: Exempt



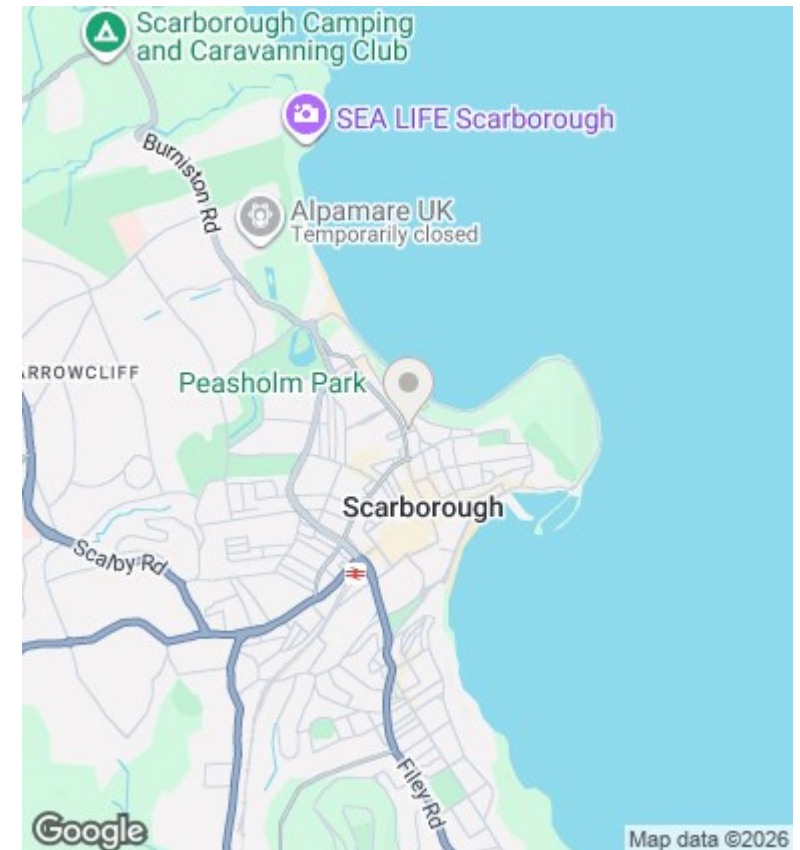
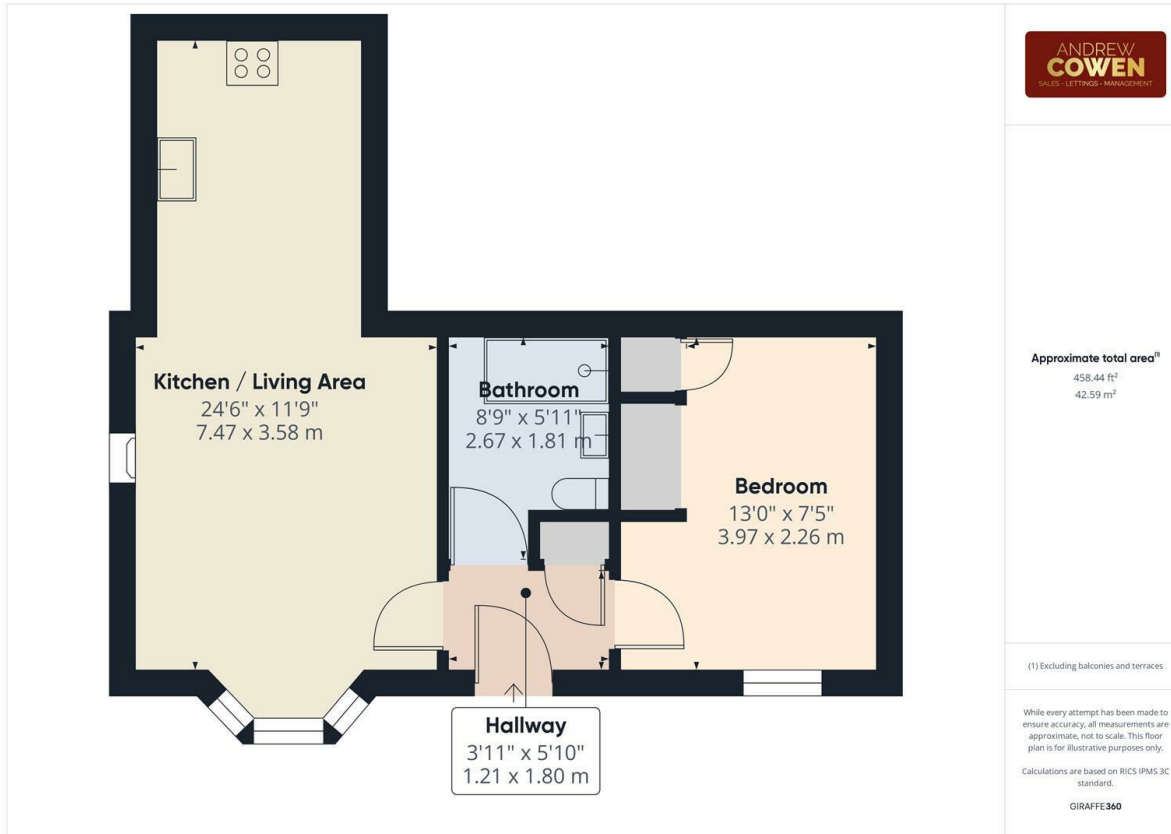
**THE APARTMENT** has **ELECTRIC HEATING**, and comprises briefly; entrance hallway providing access into the **MODERN OPEN PLAN LIVING/KITCHEN** space, with a range of fitted base and wall units and **INTEGRATED APPLIANCES**. The property offers a good-sized double bedroom, with built in cabinetry, ideal for storage. There is also a stylish, three-piece shower suite with standalone 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, the Oriental themed Peasholm Park, boating lake and the Scarborough Open Air Theatre, which has played host to many international performers.

**LEASEHOLD WITH A SHARE IN FREEHOLD, 125 year from 2002 with a maintenance charge of £1746.68 per annum. HOLIDAY LETS, SHORT TERM ASSURED LETS AND PETS ALLOWED.**

**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!





**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>		
(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	

