

## ***The Old Brewery, 6 King Street, Scarborough, YO11 1ND***

***Asking Price £225,000***

- **PURPOSE BUILT TWO BED GROUND FLOOR APARTMENT**
- **PRIVATE ENTRANCE**
- **STUNNING SEA VIEWS**
- **GAS CENTRAL HEATING**
- **LEASEHOLD**
- **SOUGHT AFTER LOCATION**
- **ONE PET ALLOWED**
- **COURTYARD WITH PRIVATE UNDER COVER PARKING**
- **UPVC DOUBLE GLAZING**
- **HOLIDAY LETS PERMITTED**

## 6 King Street, Scarborough YO11 1ND

ANDREW COWEN ESTATE AGENTS welcomes to the market, located in the heart of Scarborough's town centre on King Street, this MODERN GROUND FLOOR, TWO BEDROOM, TWO BATHROOM APARTMENT with PRIVATE ENTRANCE perfect for those seeking a peaceful retreat while remaining close to the town centre and bus and rail links. This apartment is a RARE FIND, combining MODERN COMFORTS with an ENVIABLE LOCATION AND SPECTACULAR SEA VIEWS out to CAYTON BAY AND FILEY BRIGG. Accessibility is key to living here, with wide doors and with parking next to and on a level with the entrance door, all within walking distance of Scarborough amenities. Sure to impress. NO ONWARD CHAIN.



Council Tax Band: B





This apartment is designed with modern living in mind, featuring GAS CENTRAL HEATING and UPVC double glazing, which contribute to its energy efficiency. Upon entering, the property briefly comprises; ENTRANCE HALLWAY with BUILT IN STORAGE, two GENEROUSLY SIZED DOUBLE BEDROOMS, with the main bedroom featuring an en suite shower room for added privacy and convenience. The Guest bedroom has double doors leading outside to a charming BISTRO PATIO AREA, with sea views, perfect for enjoying a morning coffee or an evening glass of wine. A good-sized family bathroom with large bath and electric shower ensures that there is ample space for all residents. You will find a welcoming lounge/diner with AMAZING SEA VIEWS, ideal for relaxing or entertaining guests. The kitchen is light and airy and well-equipped with integrated oven, hob, extractor fan and integrated fridge/freezer. The modern units have been extended to accommodate space and plumbing for dishwasher and washing machine, making it a joy for any home cook.

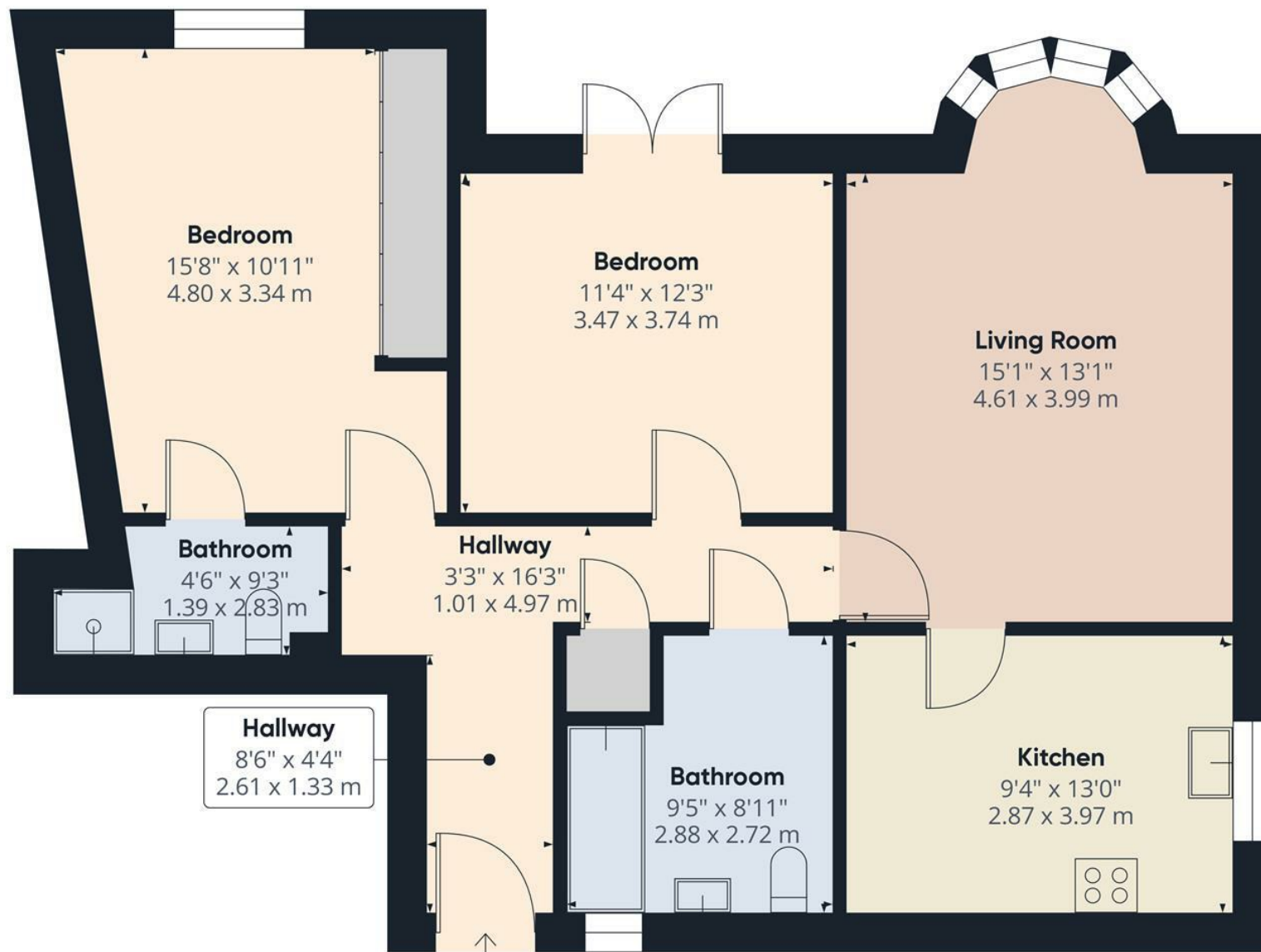
Additionally, the property has its own covered parking next to the entrance door in a private courtyard.

Situated within walking distance of the picturesque South Bay beach and the Scarborough Spa this property is ideally located for those who enjoy easy access to the coast and Scarborough's town centre. With a variety of amenities just a stone's throw away, including shops, restaurants, and leisure facilities, this apartment is a fantastic opportunity for anyone looking to embrace the seaside lifestyle.

LEASEHOLD, term remaining 990 years - Monthly Maintenance charges £107.00 - HOLIDAY LETS PERMITTED - ONE PET ALLOWED

THIS PROPERTY IS NOT TO BE MISSED - contact one of our friendly sales team today and book a viewing on 01723 37770





Approximate total area<sup>(1)</sup>

894.28 ft<sup>2</sup>

83.08 m<sup>2</sup>

(1) Excluding balconies and terraces

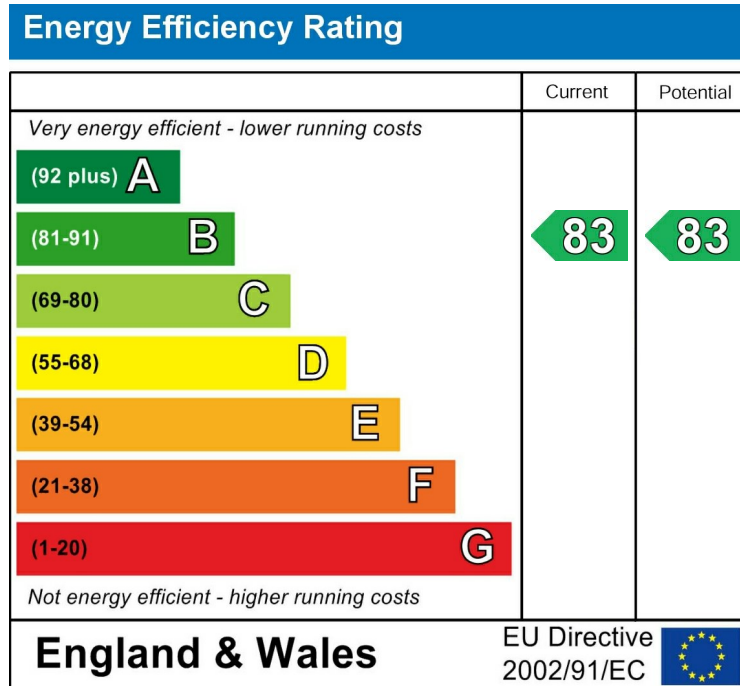
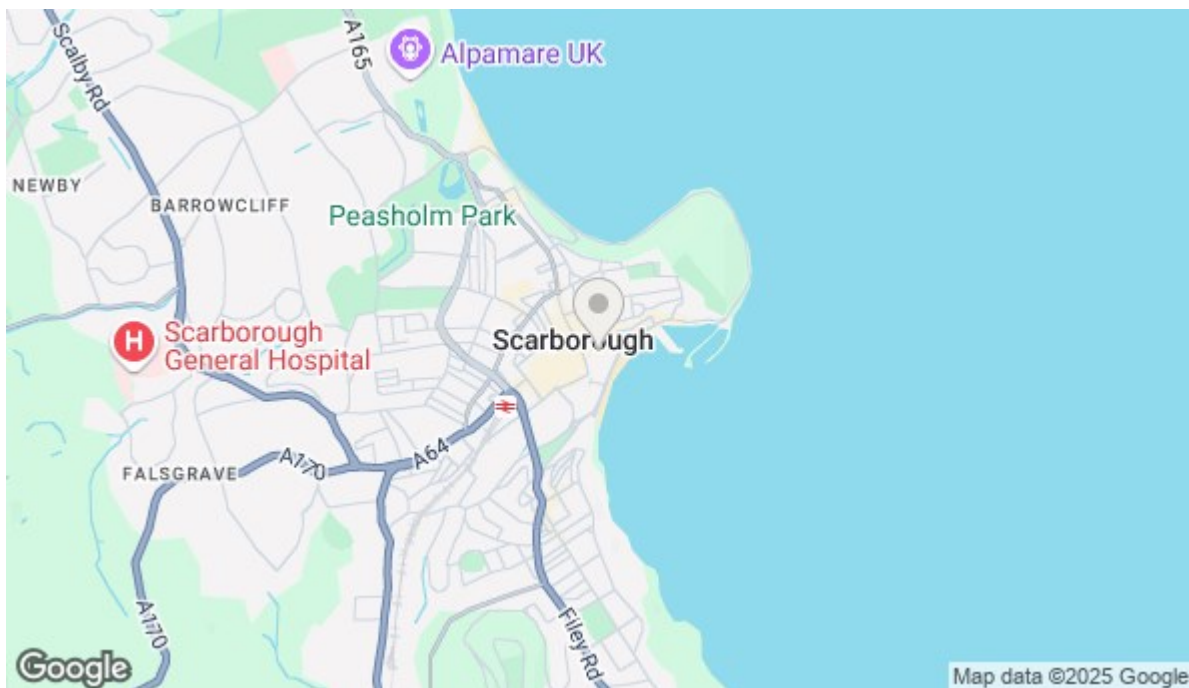
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360







## Viewings

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**01723 377707**



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Book a no obligation valuation today!

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