

# ANDREW COWEN

SALES - LETTINGS - MANAGEMENT

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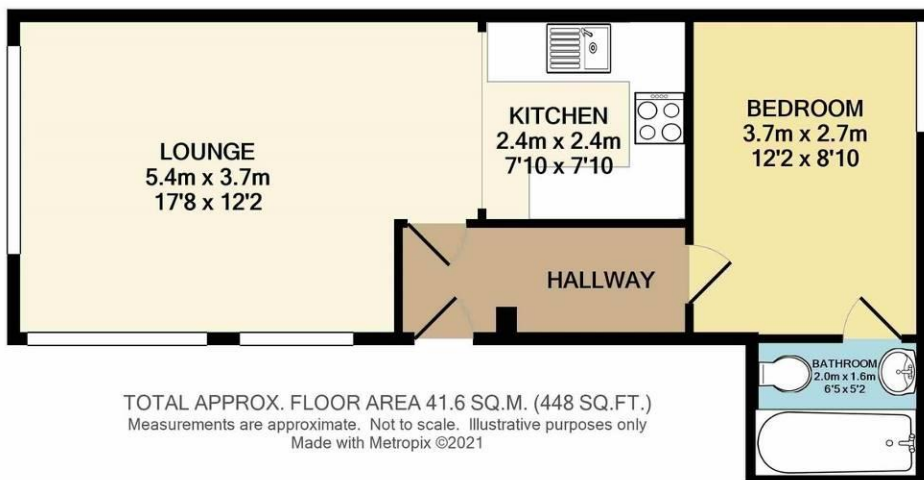
**Avenue Victoria, Scarborough,  
YO11 2QS**

**£75,000**

Situated on the sought after SOUTHSIDE of Scarborough this LEVEL ACCESS, FREEHOLD, GROUND FLOOR FLAT with PRIVATE ENTRANCE is wonderfully located in order to enjoy the area to the fullest. With NEARBY AMENITIES, public transport links, access to the Cleveland Way, THE ESPLANADE and a stunning south bay beach, this would be the IDEAL PROPERTY for a FIRST TIME BUYER or an INVESTOR looking to join the BUY-TO-LET market.



- GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- ONE DOUBLE BEDROOM
- NEW COMBI BOILER INSTALLED IN 2020
- CHAIN FREE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- SOUTHSIDE LOCATION
- NO HOLIDAY LETS
- FREEHOLD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This well-presented apartment is situated on a pleasant road full of Victorian character properties, within close proximity to the public transport links and local amenities on Ramshill Road which include; convenience stores, public houses, eateries and direct links to the beach. Also, within close proximity is the famed Esplanade where you can enjoy strolling above the Spa and looking over the Italian gardens towards the harbour, old town and out to sea.

The property comprises; entrance from the gated yard into a small inner hallway, a nicely sized lounge with adjoining modern fitted kitchen and a double bedroom with a three-piece bathroom room en-suite.

This would be the ideal property for a number of buyers, but in particular to a first-time buyer looking to join the property market or for an investor to benefit from the monthly rental income now, and to then enjoy themselves in the future. The property can be used as a long term residential let however cannot be used as a holiday let.

Call our experienced sales team today for more information or to arrange a viewing.



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