



Flat 7, 41 Esplanade, Scarborough, YO11 2AY

£235,000

- *SECOND FLOOR APARTMENT*
- *FRONT FACING BAY WINDOW LOUNGE*
- *FABULOUS SOUTH SIDE LOCATION*
- *TWO DOUBLE BEDROOMS*
- *MODERN KITCHEN WITH INTEGRATED APPLIANCES*
- *PERFECT SECOND HOME OR PERMANENT RESIDENCE*
- *FANTASTIC SEA VIEWS*
- *FOUR PIECE BATHROOM SUITE*
- *FREEHOLD*

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*Andrew Cowen Estate Agents are proud to present to the market this **RECENTLY REFURBISHED, SECOND FLOOR FREEHOLD FLAT** with **PASSENGER LIFT** and stunning **BEACH** and **SEA VIEWS**, located on the sought after **ESPLANADE** parade. This would make an excellent **FULL TIME RESIDENCE** or **SECOND HOME** to use in the holidays. Internal viewing is highly recommended to fully appreciate the space, views and setting.*



Council Tax Band: C



This accommodation comprises briefly from the well kept communal hallway; entrance hallway providing access into the spacious, bay window lounge boasting sea and castle views, a modern kitchen with a range of hi-gloss base and wall units with integrated oven, hob, microwave, fridge/freezer and a dishwasher, with the added benefit of a hot tap. The property also features two good-sized bedrooms both of which benefit from hand basins with the rear bedroom providing access to the rear fire escape, plus a four piece family bathroom suite with walk in shower cubicle. The property benefits from a new consumer unit which was fitted in 2018, a passenger lift to all floors, UPVC double glazing and gas central heating.

The apartment affords excellent access to a wide range of attractions and amenities including; The Esplanade and Clock Tower, Italian Gardens, Spa and Conference Centre, Golf Course, and not to mention Scarborough town centre, the South Bay, the beautiful sandy beach and the Cleveland Way - an ideal route to take in the stunning views. The amenities close by on Ramshill Shopping Parade include; convenience stores, hotels, pubs and eateries, salons, pharmacies and more - everything that is needed for day-to-day living.

Viewing is essential to appreciate the beautiful views of Scarborough, the excellent position and feel that this apartment









Approximate total area⁹
715.01 ft²
66.43 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England & Wales	EU Directive 2002/91/EC	

Viewings

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