

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

Offers In The Region Of £145,000

- IMMACULATE ONE BED GROUND FLOOR FLAT
- PRIVATE ACCESS
- MODERN OPEN PLAN LIVING/KITCHEN AREA
- STYLISH THREE PIECE SHOWER ROOM
- POPULAR NORTH SIDE LOCATION
- CLOSE TO NORTH BAY BEACH
- CURRENT HOLIDAY LET BUSINESS
- HOLIDAY LET, ASSURED LETS AND PETS ALLOWED
- 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



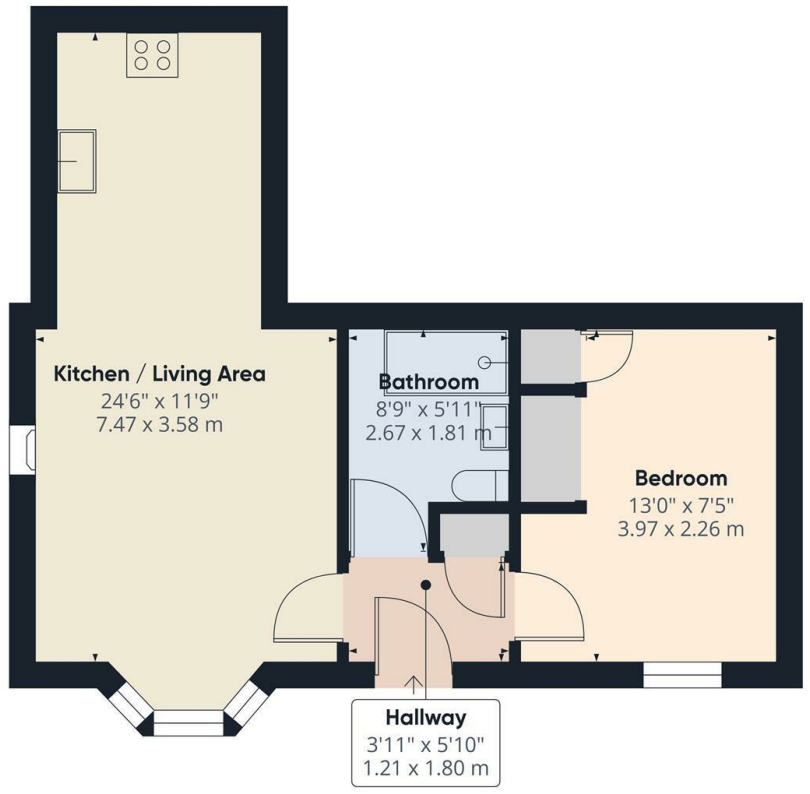
**THE APARTMENT** has **ELECTRIC HEATING**, and comprises briefly; entrance hallway providing access into the **MODERN OPEN PLAN LIVING/KITCHEN** space, with a range of fitted base and wall units and **INTEGRATED APPLIANCES**. The property offers a good-sized double bedroom, with built in cabinetry, 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!



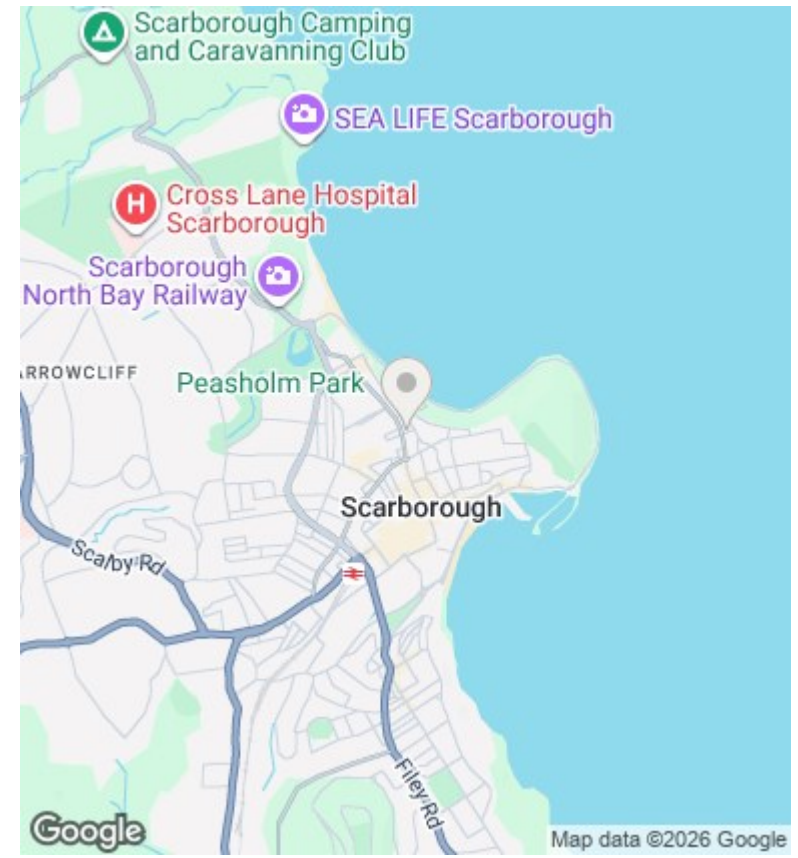


Approximate total area<sup>(1)</sup>  
458.44 ft<sup>2</sup>  
42.59 m<sup>2</sup>

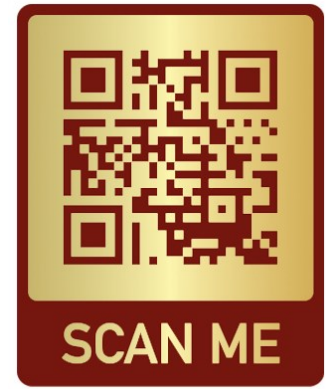
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Looking to Sell?**  
Book a no obligation valuation today!  
**01723 377707**