



## 25 Charles William Apartments North Leas Avenue Northstead, Scarborough, YO12 6LY

**Guide Price £100,000**



Ellis Hay are delighted to offer to the market this well-presented 1-bedroom flat, available with no onward chain.

Situated in a highly sought-after North Bay location, the property offers comfortable and convenient living with excellent access to local amenities, transport links, and nearby shops in Newlands, as well as easy reach of both North Bay and the surrounding coastal areas. Also Includes a designated parking space.

The accommodation comprises a spacious front-facing lounge/diner with a defined kitchen area and useful storage, providing a bright and practical living space. There is a generous double bedroom and a well-appointed bathroom.

An ideal opportunity for first-time buyers, investors, or those looking for a coastal retreat in a great location.

Please call our friendly sales on 01723 350077 to arrange a viewing



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### Communal Entrance

### Private Entrance

### Hallway

Lounge/Diner 22'10" x 12'2" (6.96 x 3.71)

Kitchen Area 8'9" x 7'8" (2.67 x 2.36)

Bedroom 19'1" x 10'3" (5.84 x 3.13)

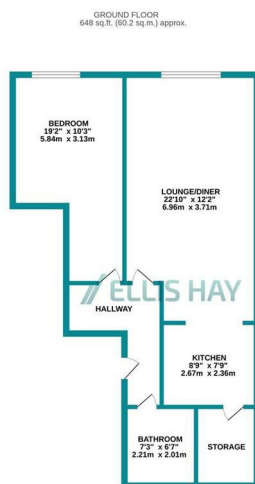
Bathroom 7'3" x 6'7" (2.21 x 2.01)

### Tenure

The property has a 999 year Lease with a share of the Freehold. The block is managed by Ellis Hay and the current years maintenance fee for this property is £879.31.

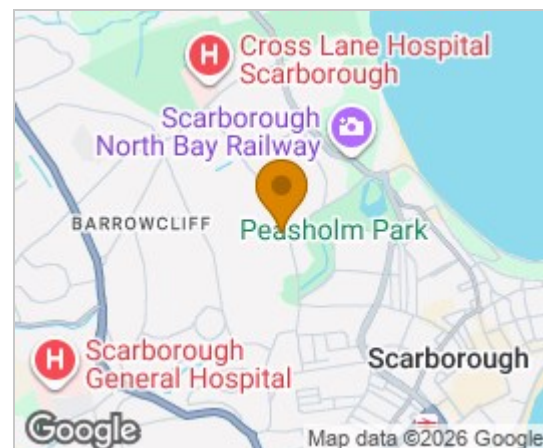
### HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by a compliance partner and a fee will be payable for this service. Please contact Ellis Hay for



TOTAL FLOOR AREA: 648 sq. ft. (60.2 sq. m.) approx.  
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## Area Map



### 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	

### Council Tax Band: B

### Tenure: Leasehold - Share of Freehold

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (i) all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property