



## *Adelphi Court Flat 2 61-62 Esplanade, Scarborough, YO11 2UZ*

*Offers In The Region Of £245,000*

- **GROUND FLOOR APARTMENT**
- **BATHROOM & EN-SUITE**
- **BRICK GARAGE**
- **BAY WINDOW LOUNGE**
- **DINING KITCHEN**
- **ELECTRIC HEATING**
- **TWO DOUBLE BEDROOMS**
- **SMALL REAR SITTING AREA**
- **NO ONWARD CHAIN**

# Adelphi Court Flat 2 61-62 Esplanade, Scarborough

VO11 2U7

Andrew Cowen Estate Agents present to the market this BEAUTIFULLY PRESENTED, TWO BEDROOM APARTMENT located within a stone-built PERIOD BUILDING on Scarborough's desirable ESPLANADE with a PRIVATE TERRACE at the rear, perfect for OUTDOOR SEATING and a BRICK GARAGE.



Council Tax Band: D



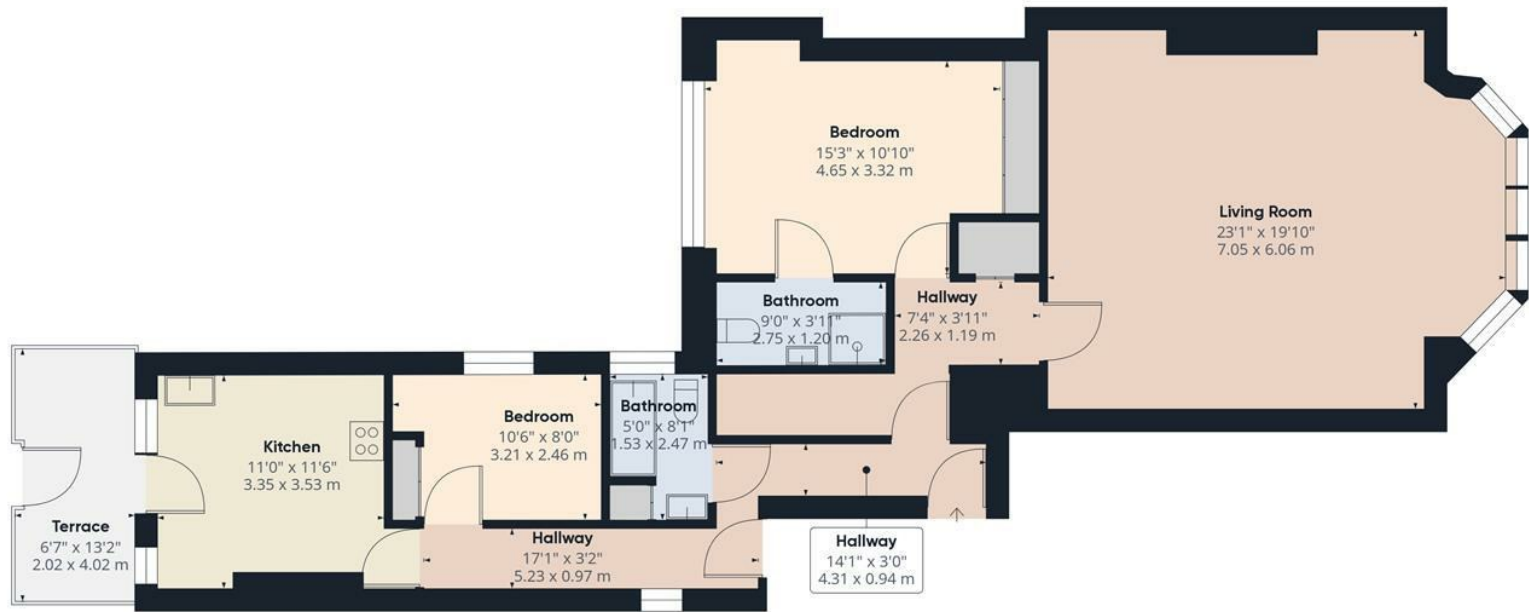
The property briefly comprising; an entrance hall, a spacious, bay fronted light and airy lounge offering views towards the sea, a modern fitted kitchen-dining room, two double bedrooms, one with a three piece en-suite, separate communal three piece bathroom, and plenty of storage space. Externally, the property offers a private terrace accessed via the kitchen perfect for use as an outdoor seating area and brick garage.

This property is believed to be freehold but all matters of tenure are subject to verification and clarification of solicitors in a contract of sale, vacant possession upon completion.

Annual service charge of £924.84 paid twice yearly. Yes to lets and pets, no to holiday lets. \*all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.\*

Located within the highly desirable Esplanade, close to Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff. The property provides a wealth of amenities and attractions at hand including local shops, eateries, Rotunda Museum and Scarborough Spa. Early internal viewing is essential in order to fully appreciate this unique apartment. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





Approximate total area<sup>(1)</sup>  
1079.08 ft<sup>2</sup>  
100.25 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.

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>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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	

**Viewings**

Call the office to make an appointment today!

**01723 377707**



View our website here!

**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**