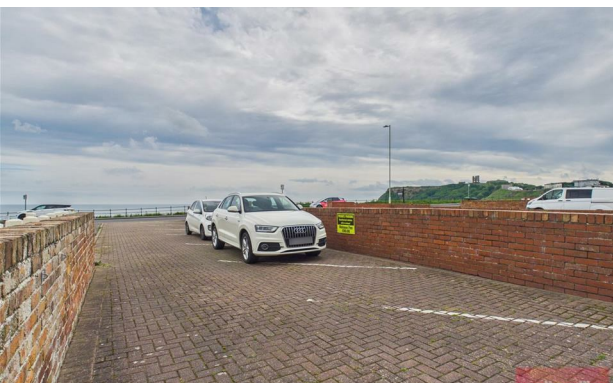




colin ellis

Queens Parade, Scarborough, YO12 7BA

Situated on Queens Parade, this beautifully presented one-bedroom apartment enjoys stunning sea views across the coastline. Offering well-proportioned accommodation throughout, the property comprises a bright and spacious reception room with a large windows framing the coastal outlook, a fitted kitchen, a double bedroom, and a modern bathroom. The apartment benefits from an allocated parking space. Perfectly positioned to take advantage of Scarborough's beaches and town centre amenities. Early viewing is highly recommended to fully appreciate the enviable location, spectacular views, and comfortable living space on offer.

Guide Price £105,000



KITCHEN/LIVING AREA

4.14 x 5.21 (13'6" x 17'1")

BEDROOM

3.17 x 3.08 (10'4" x 10'1")

BATHROOM

2.91 x 1.99 (9'6" x 6'6")

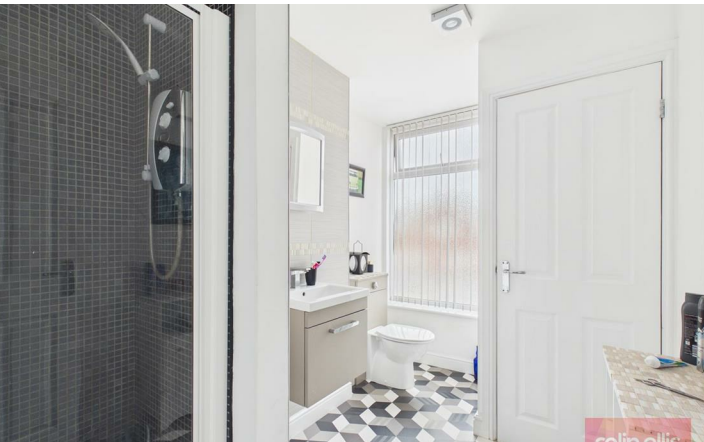
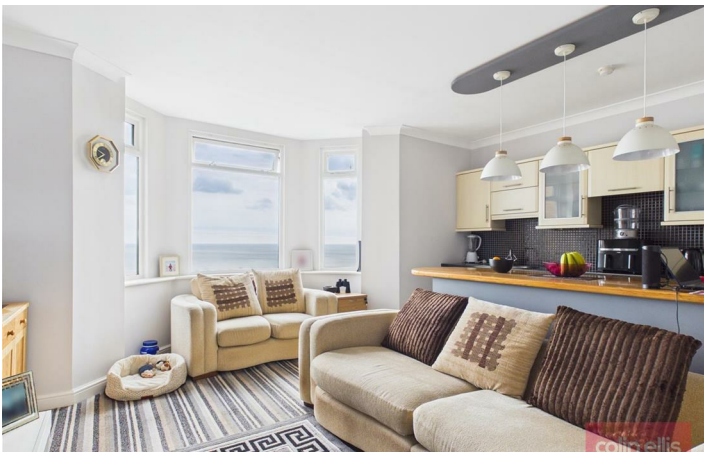
TENURE

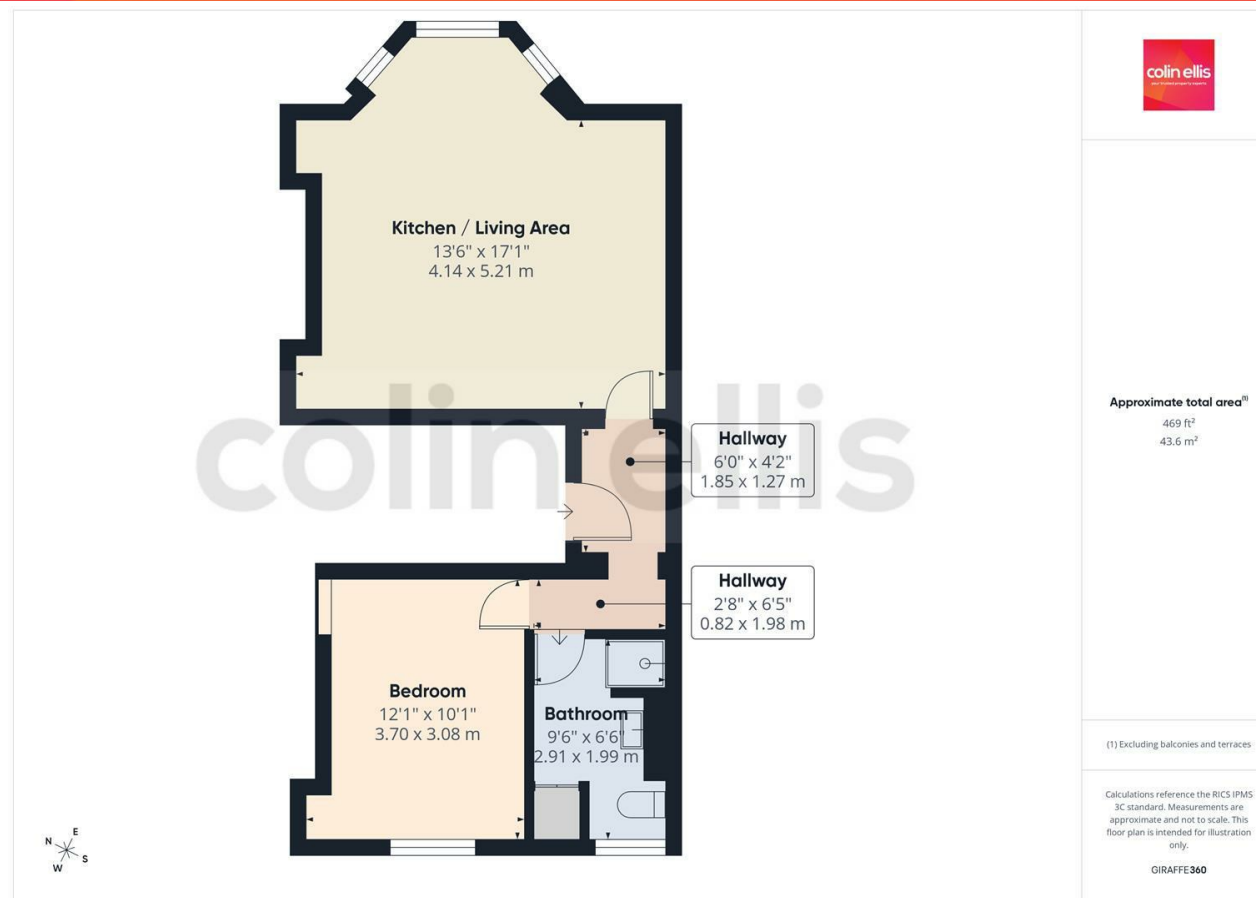
Our vendor has provided us with the following information:

- * Leasehold
- * 999 Year lease term with 980 years remaining
- * Pets Allowed
- * AST's Allowed
- * No Holiday Lets
- * Maintenance Charge £1,400 per annum

Please note all matters of tenure are subject to verification and clarification in a contract of sale







Approximate total area⁽¹⁾

469 ft²
43.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

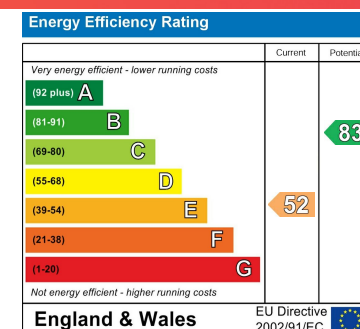
GIRAFFE360

Queens Parade - 18811015

Council Tax Band - A

Tenure - Leasehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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