



Flat 9, The Cliff Belvedere Place, Scarborough, YO11 2QX

Guide Price £115,000

- *Two-bedroom first floor apartment*
- *Generous principal bedroom*
- *Off-street parking*
- *Spacious bright living room & dining area*
- *Versatile second bedroom*
- *Attractive communal seating area & well-maintained grounds*
- *Fitted kitchen*
- *Large family bathroom with white suite*
- *Ideal for first-time buyers or downsizers*

The Cliff Belvedere Place, Scarborough YO11 2QX

A well-presented and generously proportioned two-bedroom apartment offering spacious living accommodation, a fitted kitchen, modern family bathroom, allocated parking and attractive communal grounds. Conveniently situated within walking distance of Scarborough town centre, the railway station, local amenities and the South Bay seafront, this property is ideal for first-time buyers, downsizers or investors alike.



Council Tax Band: A



Andrew Cowen Estate Agents are delighted to present this well-presented first floor two-bedroom apartment, ideally positioned within easy reach of Scarborough town centre, the railway station, local amenities and the South Bay seafront. Offering generously proportioned accommodation throughout, this attractive home is perfectly suited to first-time buyers, professionals, or downsizers.

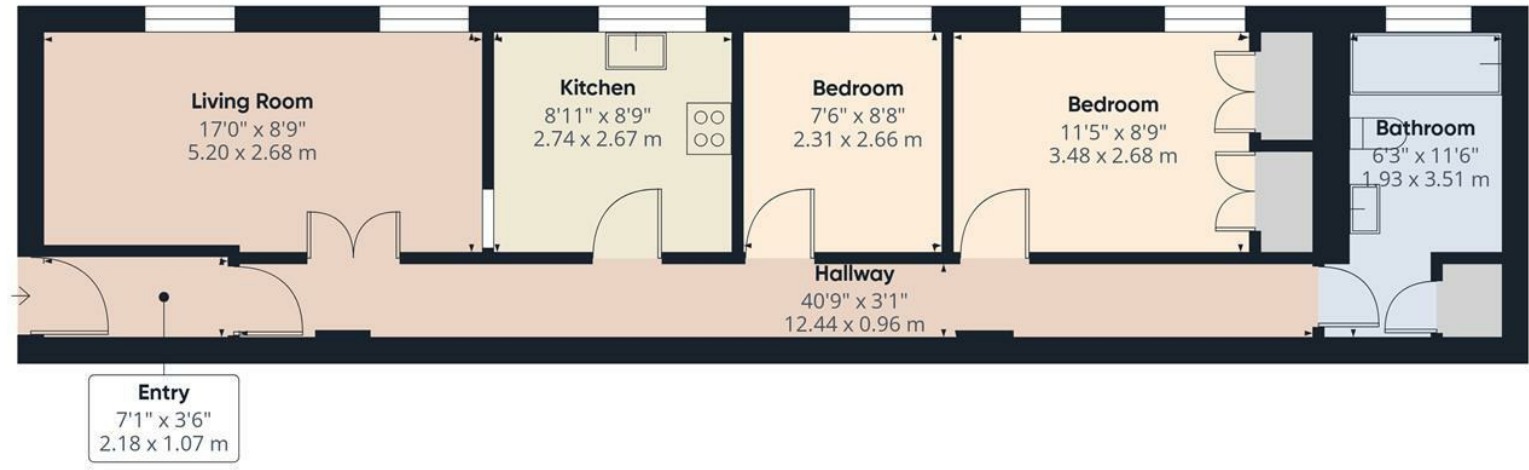
The property is accessed via a secure communal entrance and opens into a welcoming hallway, leading to a spacious and light-filled living room with ample space for both relaxing and dining. The fitted kitchen is well-equipped with a good range of units and work surfaces, providing a practical and functional layout.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, alongside a versatile second bedroom ideal as a guest room, nursery or home office. Completing the accommodation is a particularly spacious family bathroom fitted with a modern white suite comprising a bath with shower over, wash basin and WC.

Externally, residents benefit from off-street parking, attractive communal seating areas and well-maintained grounds, all within a convenient central location.

Combining generous accommodation, practical living space and an excellent location close to everyday amenities, this is a fantastic opportunity to acquire a ready-to-move-into apartment in one of Scarborough's most convenient locations.





Approximate total area⁽¹⁾
645 ft²
59.8 m²

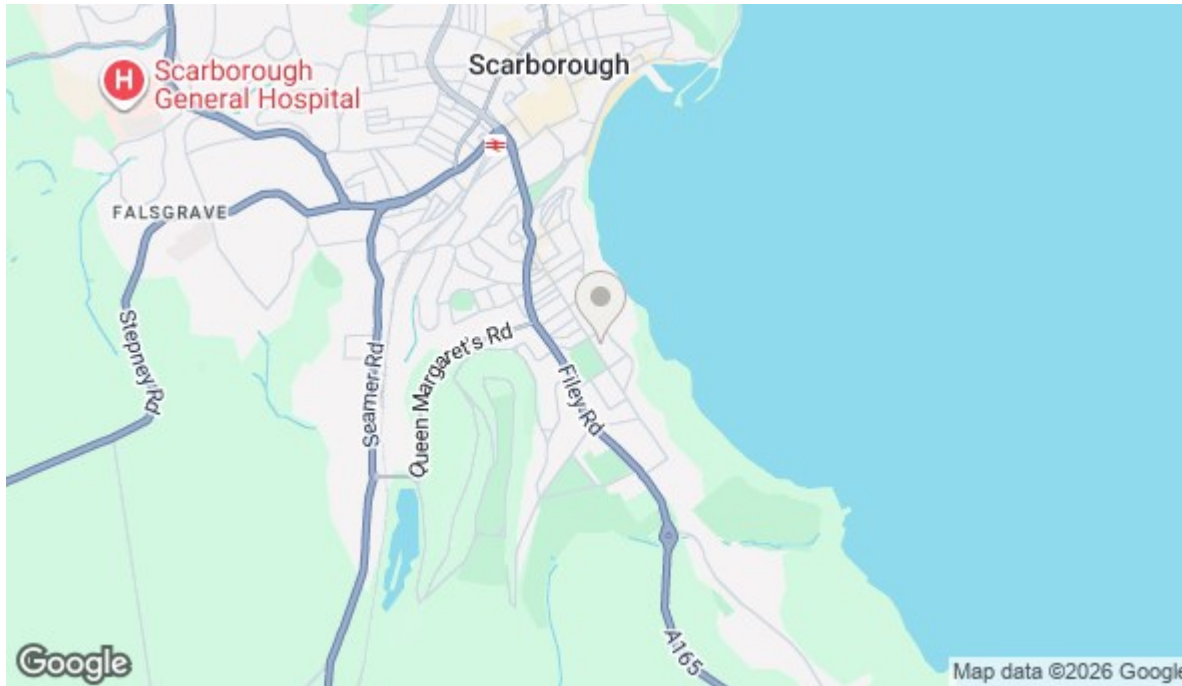
(1) Excluding balconies and terraces


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

GIRAFFE360







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

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