



colin ellis

## North Leas Avenue, Scarborough, YO12 6JL

Situated in a sought after corner position overlooking Peasholm Park, this beautifully presented two bedroom top floor apartment offers bright and spacious accommodation with dual aspect views, modern interiors and excellent storage throughout.

Perfectly positioned on Scarborough's highly regarded North Side, the property is within walking distance of the popular North Bay beach and a wide range of local attractions including the Open Air Theatre, Alpamare Water Park, scenic coastal walks and the historic Peasholm Park boating lake and gardens. A variety of cafés, restaurants and everyday amenities are also close by, making this an ideal location for both permanent living and holiday use.

Offers Over £140,000



## PROPERTY DESCRIPTION

The accommodation briefly comprises a welcoming entrance hallway, a generous dual aspect lounge filled with natural light, a modern fitted kitchen with access onto a private balcony, two well proportioned bedrooms including a second bedroom with balcony access, and a contemporary shower room.

Further benefits include a handy ground floor storage cupboard.

Externally the apartment enjoys attractive communal surroundings and elevated views across Peasholm Park from its desirable corner setting.

This property would make an ideal permanent residence, coastal retreat or investment opportunity.

## LIVING ROOM

4.17 x 4.64 (13'8" x 15'2")

## KITCHEN

3.14 x 2.59 (10'3" x 8'5")

## BEDROOM

3.60 x 3.57 (11'9" x 11'8")

## BEDROOM

2.95 x 3.11 (9'8" x 10'2")

## BATHROOM

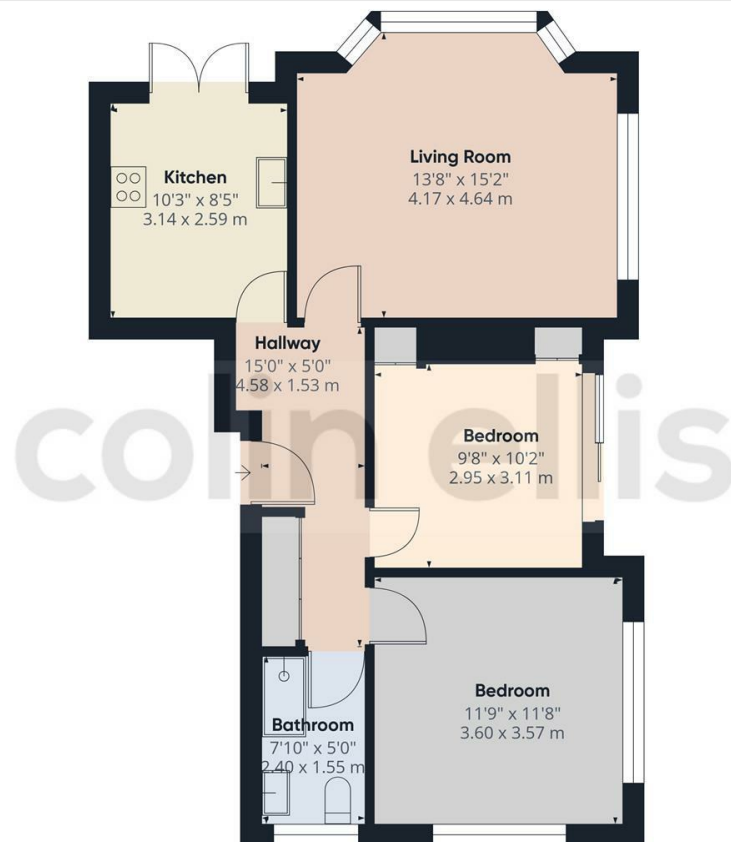
2.40 x 1.55 (7'10" x 5'1")

## TENURE

Our vendor has informed us of the following:  
Freehold with a maintenance agreement in place £1050 pa  
Pets are allowed  
AST's are allowed  
Holiday lets are not permitted  
Please note all matters of tenure are subject to verification and clarification in a contract of sale







Approximate total area<sup>(1)</sup>  
671 ft<sup>2</sup>  
62.4 m<sup>2</sup>

(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



**North Leas Avenue - 18809167**

**Council Tax Band - B**

**Tenure - Freehold**

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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 74      | 76                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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