

# colin ellis

## Albion Road, Scarborough, YO11 2BT

This charming one-bedroom ground floor flat is set within a beautiful building, ideally located close to the Esplanade. The spacious property combines character features with practical living, offering a comfortable home with the bonus of a separate office space.

This property offers the perfect blend of character and convenience, making it an ideal home or investment.



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**Guide Price £100,000**

1

1

2

D

## ACCOMMODATION COMPRISES

- Spacious living room with large bay window, feature fireplace, and period detailing
- Well-fitted kitchen with attractive tiled splashbacks and modern units
- Generous double bedroom with original art deco stained-glass window
- Modern bathroom with bath and shower over
- Separate office room – perfect for home working or as a study/library

### LIVING ROOM

4.65 x 3.23 (15'3" x 10'7")

### KITCHEN

1.46 x 4.16 (4'9" x 13'7")

### BEDROOM

3.39 x 4.34 (11'1" x 14'2")

### BATHROOM

1.81 x 2.35 (5'11" x 7'8")

### OFFICE

2.23 x 1.93 (7'3" x 6'3")

### TENURE

Our vendor has informed us of the following:  
Leasehold with share of freehold (957 years remaining)

Maintenance £1,200 per annum, managed by a local managing agent

Fee includes: Management fees, buildings insurance, communal electric, communal cleaning, communal maintenance & repairs.

Pets - Are allowed if the other flat owners agree  
AST's Yes

Holiday Lets - No

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





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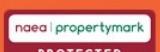
**Albion Road - 18739851**

**Council Tax Band - A**

**Tenure - Leasehold - Share of 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		78
(69-80)	C		67
(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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