ANDREW COWEN







Flat 8, The Oaklands, 14. Esplanade, Scarborough, YO11 2AF

Asking Price £190,000

- *Sea and Scarborough Castle views*
- *Freehold with no forward chain*
- *Pets permitted, subject to confirmation of the relevant terms*
- *Lift with 5 person capacity*
- *Generous front-facing lounge*
- *Suitable for residential occupation, second-home use or AST investment*
- *Modern fitted kitchen with integrated appliances*
- *Sought-after South Cliff location*
- *Two double bedrooms*

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14. Esplanade, Scarborough YO11 2AF

A beautifully presented two double bedroom apartment enjoying spectacular sea views towards Scarborough Castle from its desirable South Cliff location. Offering spacious accommodation, a modern fitted kitchen, stylish bathroom and principal bedroom with en-suite facilities, the property is ideally suited to permanent living, a coastal retreat or residential investment. Perfectly positioned within easy reach of the Esplanade, South Bay and Scarborough's excellent range of local amenities.

2 2 1 C

Council Tax Band: C





Occupying a desirable position on Scarborough's sought-after South Cliff, this well-proportioned two double bedroom apartment offers approximately 715 sq ft (66.43 m²) of accommodation and enjoys breathtaking views towards the sea and Scarborough Castle.

Offering an appealing combination of location, space and versatility, the property would make a wonderful permanent residence or seaside second home, whilst also representing an attractive opportunity for purchasers looking to add a residential investment / AST property to their portfolio, subject to the usual consents and tenancy requirements.

The accommodation briefly comprises an entrance and dining area, leading through to a particularly generous front-facing lounge, where wooden sash windows with secondary glazing take full advantage of the impressive coastal outlook.

The apartment benefits from a modern fitted kitchen, equipped with a range of wall and base units together with an excellent selection of integrated appliances, including a fridge, induction hob, oven, microwave, dishwasher and washing machine.

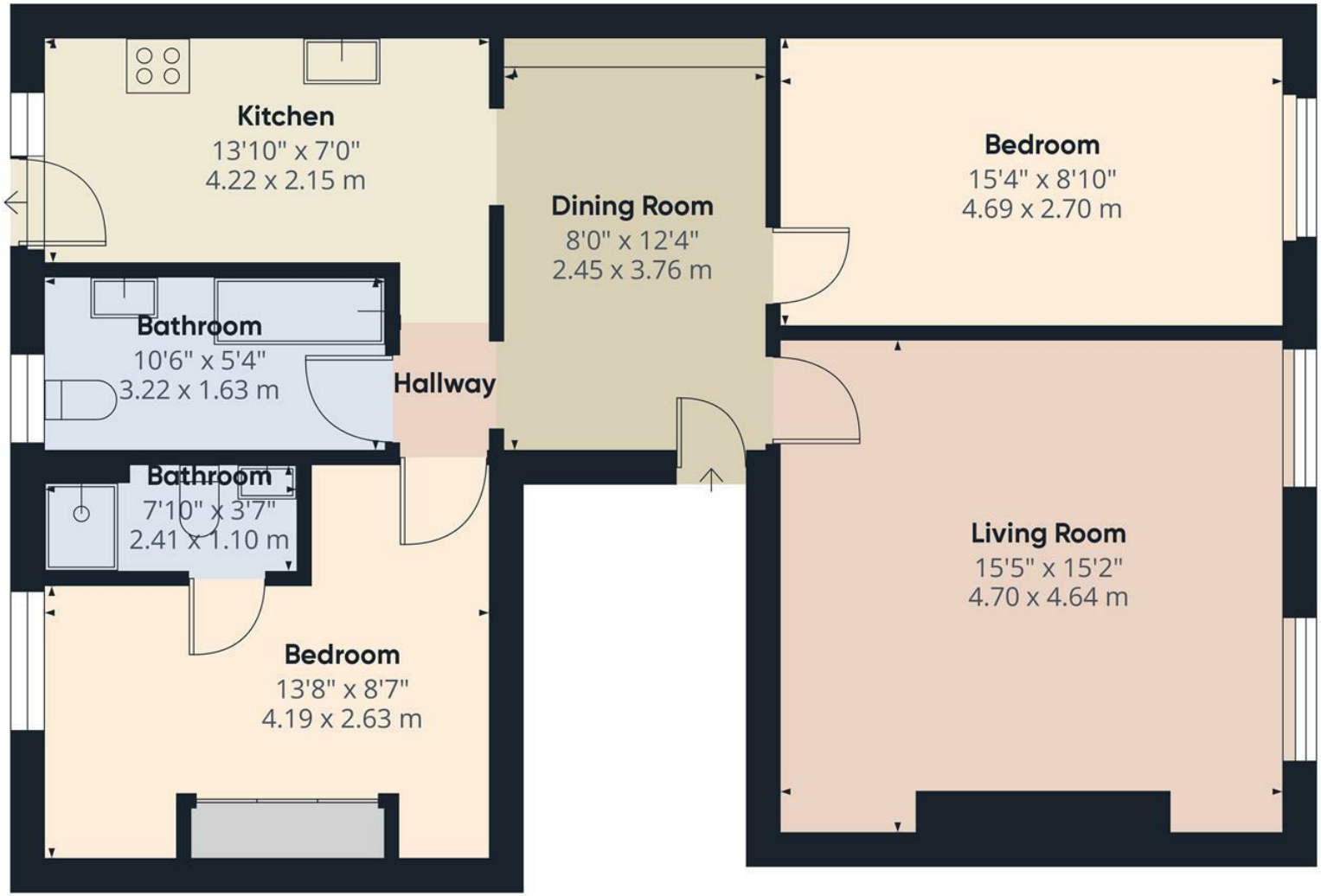
There are two generously proportioned double bedrooms, offering comfortable and versatile accommodation. The principal bedroom benefits from the added convenience of its own private en-suite facilities, providing an excellent degree of comfort and practicality. A separate three-piece family bathroom with overhead shower serves the remaining accommodation, making the apartment particularly well suited to visiting family and guests.

One of the property's greatest attractions is undoubtedly its South Cliff location. A superb range of amenities and some of Scarborough's best-known attractions are within easy reach, including The Esplanade and Clock Tower, Italian Gardens, Scarborough Spa, South Bay and Ramshill Shopping Parade, while Spa Bridge provides convenient pedestrian access into Scarborough town centre.

Combining spectacular coastal views, two double bedrooms, en-suite facilities and a highly desirable location, this apartment presents an excellent opportunity to enjoy the very best of Scarborough's South Cliff lifestyle.







ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

801.36 ft²

74.45 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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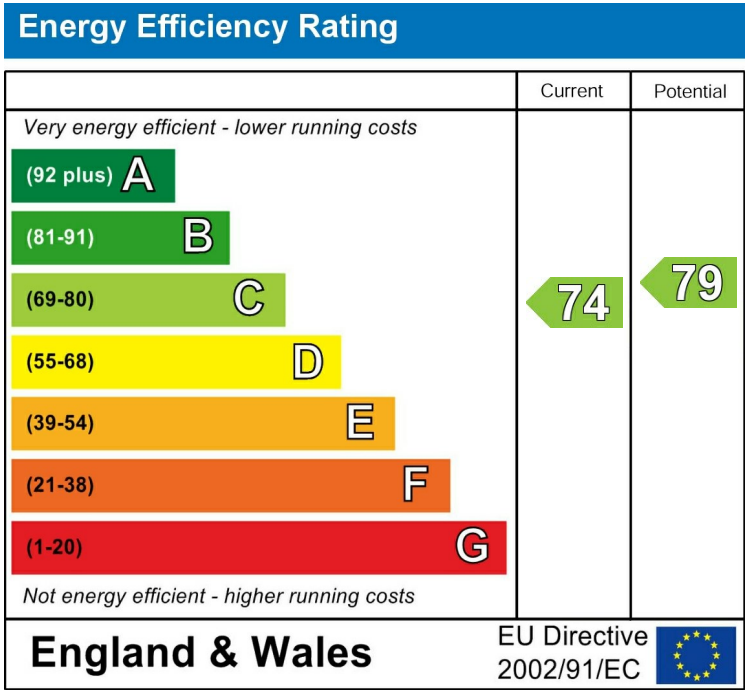












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