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# Filey Road, Scarborough

## Offers In Excess Of £185,000



Situated on the ever-popular Filey Road in Scarborough, this beautifully presented modern apartment offers a superb blend of contemporary living and character, ideal for both homeowners and investors alike.

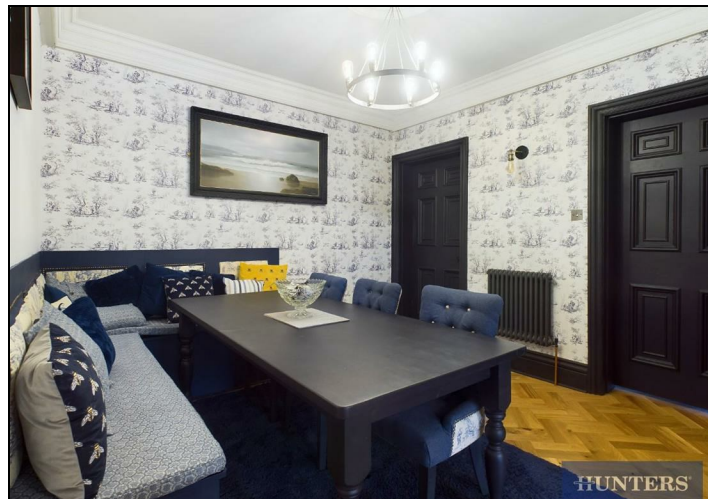
The property features a stylish kitchen diner alongside a spacious living room, enhanced by a striking bay window that fills the space with natural light. There are three well-proportioned bedrooms, including one with a standout feature bath, creating a unique and luxurious feel. A modern family bathroom and separate WC add further convenience. Fully refurbished throughout, the apartment combines modern finishes with retained character features. Additional benefits include lift access, a basement storage unit, and a secure intercom entry system, with off-street parking available on a first-come, first-served basis alongside nearby on-street parking.

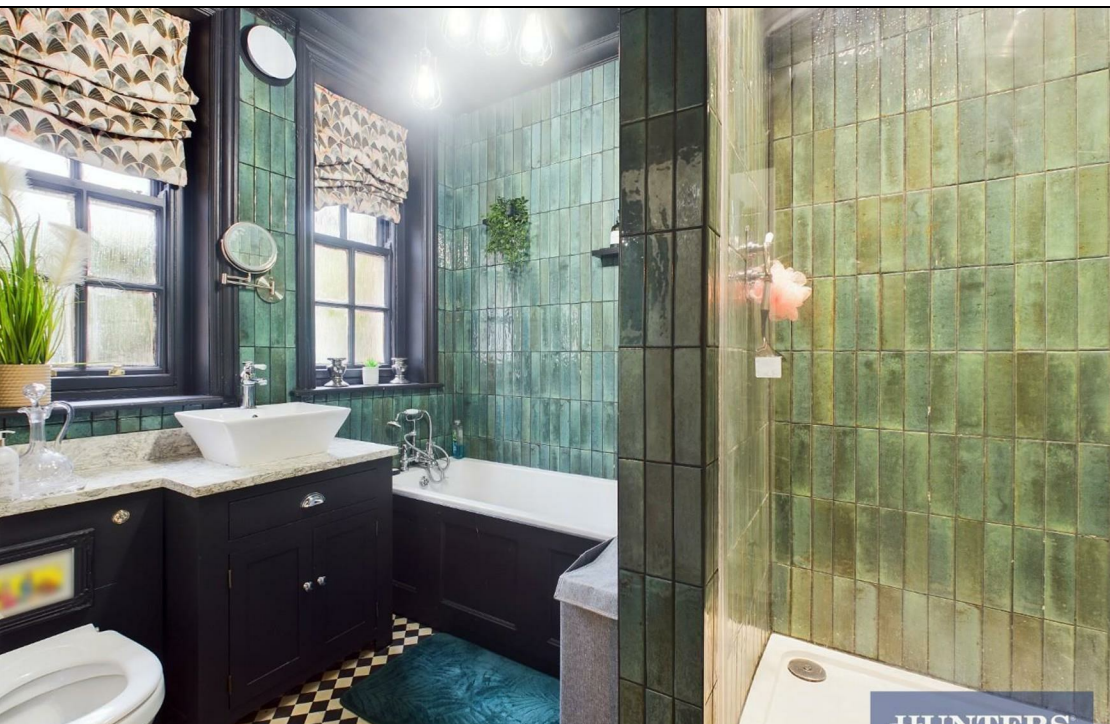
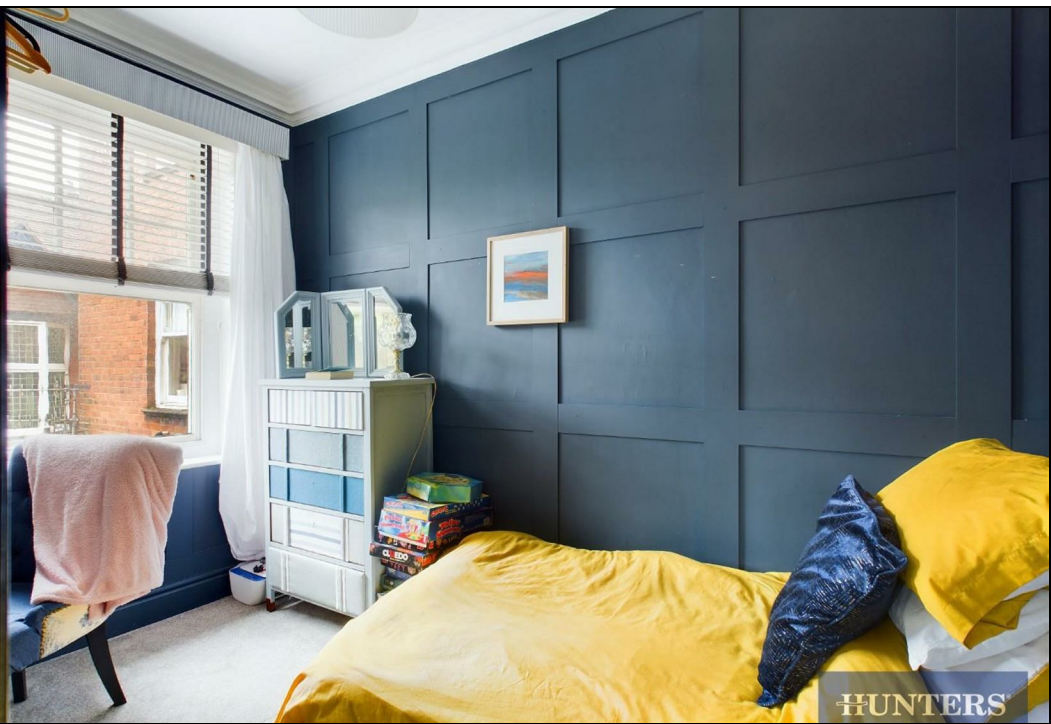
Perfectly positioned on the South Side of Scarborough, Filey Road is a highly sought-after area popular with families and professionals alike. The property is within easy reach of well-regarded schools, local shops, cafés, and everyday amenities, as well as Scarborough town centre. The Esplanade and South Bay beach are just a short distance away, offering stunning coastal walks and sea views. Excellent transport links, including regular bus routes and the nearby train station, make commuting and travel convenient.


This property would make an excellent investment opportunity, as well as a fantastic home for those looking to enjoy coastal living. A stylish, ready-to-move-into apartment in a prime location—early viewing is highly recommended.

## KEY FEATURES

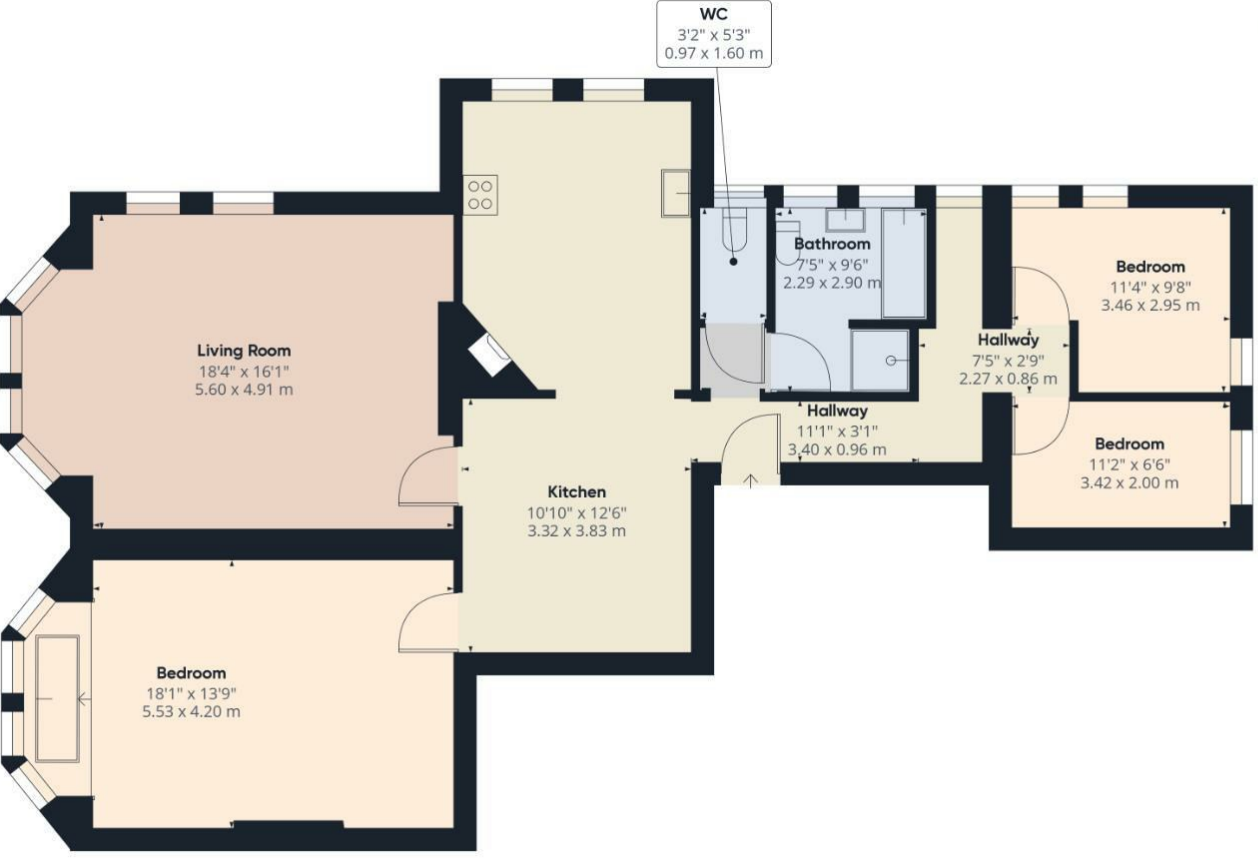
- Three bedrooms one with feature bath
- Bay-fronted living room
- Modern kitchen diner
- Fully refurbished throughout
- Lift, intercom & storage
- Prime South Side location







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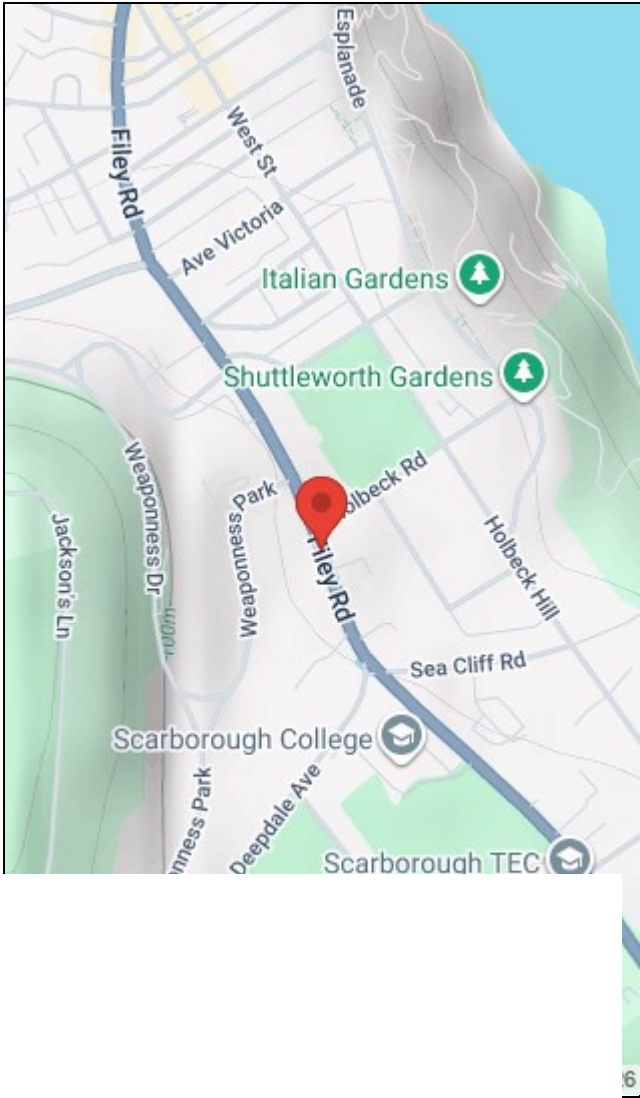
**Approximate total area<sup>(1)</sup>**

1276.48 ft<sup>2</sup>  
118.59 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
71	83

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
71	83

Very environmentally friendly - lower CO<sub>2</sub> emissions

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Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

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