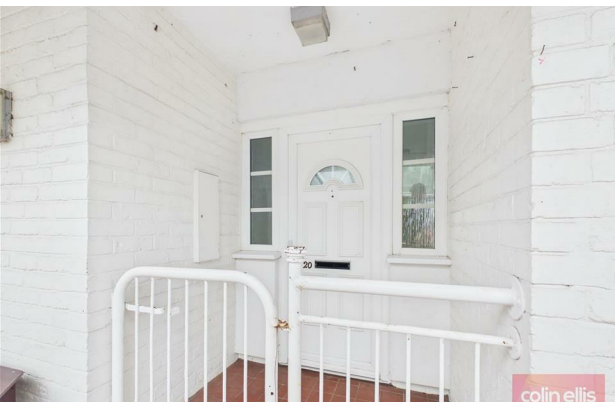


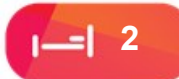


colin ellis

Longwestgate, Scarborough, YO11 1RF

Located in the heart of Scarborough's ever popular Old Town, this well presented two bedroom top floor flat offers spacious accommodation with a glimpse of the sea and views towards Oliver's Mount. Conveniently positioned for access to the town centre, South Bay, local shops, restaurants and transport links, the property would make an ideal first time buy, holiday home or investment opportunity.

Guide Price £85,000



PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway, a bright and airy living room, fitted kitchen with a range of wall and base units, two bedrooms and a bathroom with separate WC. Externally, the building enjoys communal parking, shared access areas and a shed.

Offered with vacant possession and no onward chain, early viewing is highly recommended.

LIVING ROOM

3.29 x 3.99 (10'9" x 13'1")

KITCHEN

2.67 x 3.93 (8'9" x 12'10")

BEDROOM

3.28 x 3.10 (10'9" x 10'2")

BEDROOM

3.28 x 2.33 (10'9" x 7'7")

BATHROOM

2.07 x 1.32 (6'9" x 4'3")

WC

0.91 x 1.29 (2'11" x 4'2")

TENURE

Our vendor has informed us of the following:
Leasehold with a maintenance agreement in place

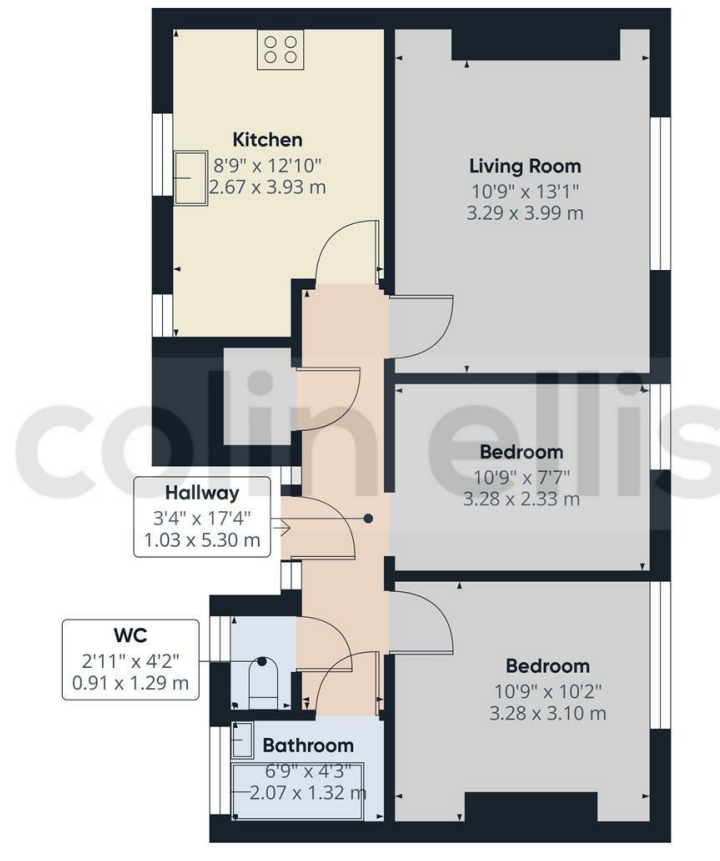
Pets are allowed

APT's are allowed

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







Approximate total area⁽¹⁾
553 ft²
51.4 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



Longwestgate - 18758715

Council Tax Band - A

Tenure - Leasehold

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	72	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	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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