



colin ellis

Royal Avenue, Scarborough, YO11 2NB

** Spacious Two Bedroom Ground Floor Apartment with Allocated Parking **

Located within the popular Ayckbourn Chapters development on Scarborough's sought-after South Side, this two bedroom purpose-built ground floor apartment offers generous accommodation and allocated parking, all set within attractive communal grounds.

Occupying a convenient ground floor position, the apartment would suit a range of purchasers including retirees, professionals, downsizers and buy-to-let investors. While the property has been well cared for over the years, it now offers an excellent opportunity for a new owner to update and personalise to their own taste.

Guide Price £115,000



PROPERTY DESCRIPTION

The accommodation comprises a welcoming entrance hallway, spacious bay-fronted lounge/dining room, fitted kitchen, two bedrooms with fitted wardrobes and a generous modern shower room featuring a large walk-in shower.

Externally, the development is set within established communal gardens and benefits from a designated parking space.

Ayckbourn Chapters is ideally positioned within walking distance of Ramshill shopping parade, local cafés, the Esplanade, South Bay beach and excellent public transport links.

THE PERFECT OPPORTUNITY

This apartment represents an excellent opportunity to purchase a spacious home in a highly desirable location. The property has been lovingly maintained and is ready to move into, whilst offering buyers the chance to update the décor and kitchen over time, adding their own style.

LIVING ROOM

3.62 x 5.05 (11'10" x 16'6")

KITCHEN

2.94 x 2.31 (9'7" x 7'6")

BEDROOM

2.65 x 3.61 (8'8" x 11'10")

BEDROOM

2.63 x 2.30 (8'7" x 7'6")

BATHROOM

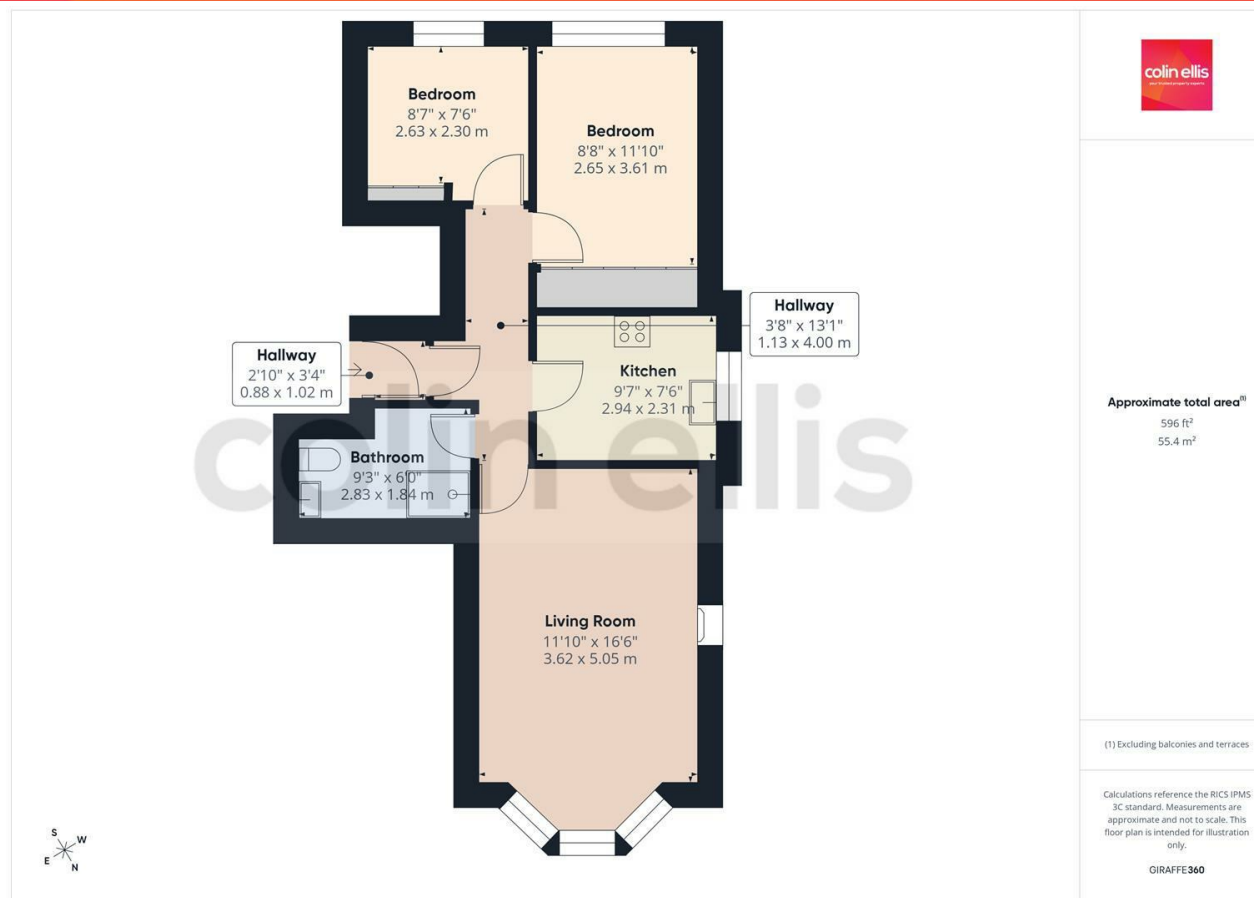
2.83 x 1.84 (9'3" x 6'0")

TENURE

Our vendor has informed us of the following:
Leasehold with a share of the freehold with around 964 years remaining on the lease
Maintenance £1561.33 PA
Assured Periodic Tenancy (APT) are allowed
Pets - Not allowed
Holiday Lets - Not allowed
Please note all matters of tenure are subject to verification and clarification in a contract of sale







Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

Royal Avenue - 18819991
Council Tax Band - B
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.



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