



colin ellis

Esplanade, Scarborough, YO11 2AQ

A fantastic opportunity to acquire this beautifully positioned two-bedroom first-floor flat on the sought-after Esplanade in Scarborough. Boasting stunning, uninterrupted views across the beach and the sea from the balcony. The accommodation comprises a bright and spacious living area, perfectly placed to take full advantage of the breathtaking outlook, along with two well-proportioned bedrooms, a fitted kitchen, a bathroom and separate WC. Ideally located for access to the town centre, local amenities, and the shoreline, this property would make an excellent permanent residence, holiday home, or investment opportunity. Offered to the market with no onward chain, this is a rare chance to secure a prime seafront home in one of Scarborough's most desirable locations.

Guide Price £290,000



KITCHEN/LIVING AREA

7.05 x 5.10 (23'1" x 16'8")

BATHROOM

2.66 x 1.62 (8'8" x 5'3")

BEDROOM

3.14 x 4.39 (10'3" x 14'4")

BEDROOM

2.95 x 2.29 (9'8" x 7'6")

WC

0.93 x 1.48 (3'0" x 4'10")

TENURE

Our vendor has informed us of the following:

- * Freehold
- * No ground rent
- * AST`s allowed
- * No holiday lets
- * Pets TBC
- * £900 Maintenance per annum







Esplanade - 18798163

Council Tax Band - D

Tenure - 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		
(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	



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