



## *Flat 7, The Cliff 63 Esplanade, Scarborough, YO11 2UZ*

*Offers In Excess Of £285,000*

- *STUNNING TOP FLOOR APARTMENT*
- *BALCONY*
- *UPVC DOUBLE GLAZING*
- *NO ONWARD CHAIN*
- *PERIOD BUILDING*
- *STUNNING SEA AND CASTLE VIEWS*
- *PASSENGER LIFT*
- *FANTASTIC ESPLANADE LOCATION*
- *GAS CENTRAL HEATING*
- *DESIGNATED CAR PARKING SPACE*



# The Cliff 63 Esplanade, Scarborough YO11 2UZ

**ANDREW COWEN ESTATE AGENTS** are proud to present to the market this **TWO BEDROOM APARTMENT WITH BALCONY** on the top floor with **LIFT** in this **STUNNING PERIOD BUILDING** situated in the **FAMED ESPLANADE AREA OF SCARBOROUGH**, **FANTASTIC SEA AND CASTLE VIEWS**, **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT**. Close to a wealth of local amenities and South Bay Beach, **WITH NO ONWARD CHAIN**, this property would suit **A HOST OF BUYERS** including those looking for a **SEASIDE BOLTHOLE**.



Council Tax Band: D



This accommodation briefly comprises; entrance hallway, leading to a **THREE-PIECE FAMILY BATHROOM** with new shower over the bath, **TWO DOUBLE BEDROOMS** with built in wardrobes, drawers and beside drawers, **MAIN BEDROOM HAS A THREE-PIECE EN-SUITE SHOWER ROOM**. A **SPACIOUS LOUNGE** with an electric fire and marble surround, and **DOUBLE DOORS** leading onto the **BALCONY**, which provide **WONDERFUL DIRECT SEA VIEWS**. THE **KITCHEN** is **MODERN**, bright and airy and has a range of base and wall units, with an array of **INTEGRATED APPLIANCES** to include, fridge, freezer, microwave, oven, electric hob, washing machine and dishwasher.

An added bonus to this property is the **PASSENGER LIFT** and designated car park to the rear, accessed via a remote control gate.

This fantastic accommodation is ideally located on Scarborough's sought after Esplanade, situated amongst a wealth of amenities and attractions including Ramshill Shopping Parade where a variety of local shops and eateries are located, Scarborough's South Bay Beach and Scarborough Castle, Italian Gardens, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond.

Leasehold 999yrs from 01/10/1998, term remaining 972yrs

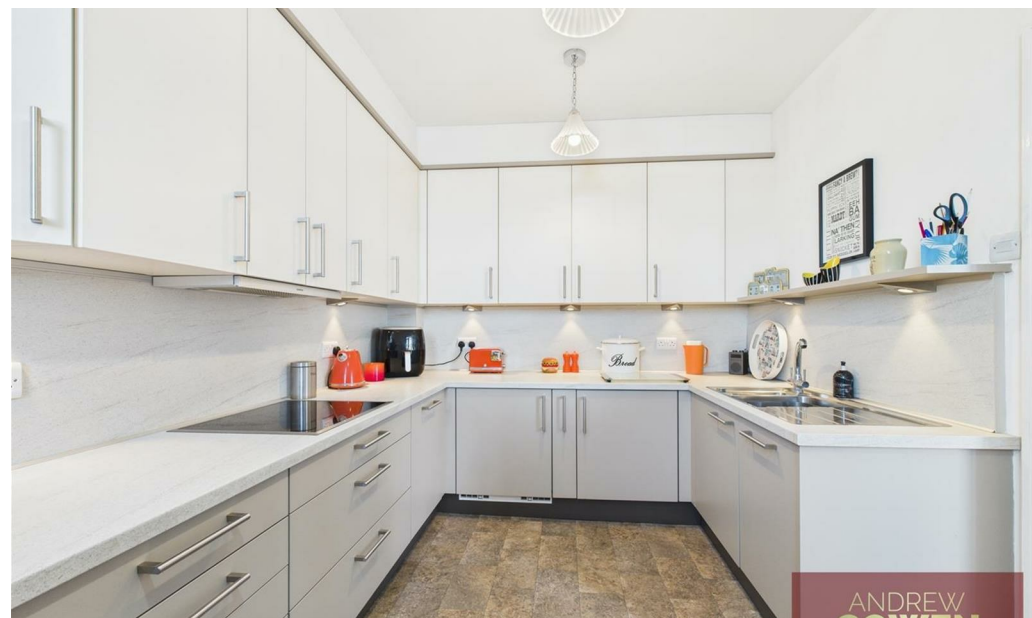
Maintenance charge £1683.85 per annum

Pet with permission

Holiday lets not permitted

\*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \*

**DON'T MISS OUT ON THIS ONE, VIEWING IS ESSENTIAL** to appreciate the space, feel and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today.





Floor 0



Floor 1

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

955.63 ft<sup>2</sup>

88.78 m<sup>2</sup>

**Balconies and terraces**

36.38 ft<sup>2</sup>

3.38 m<sup>2</sup>

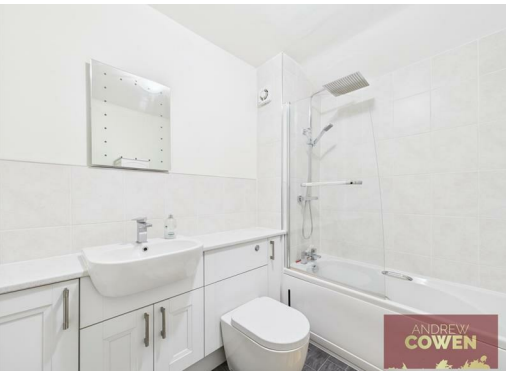
(1) Excluding balconies and terraces

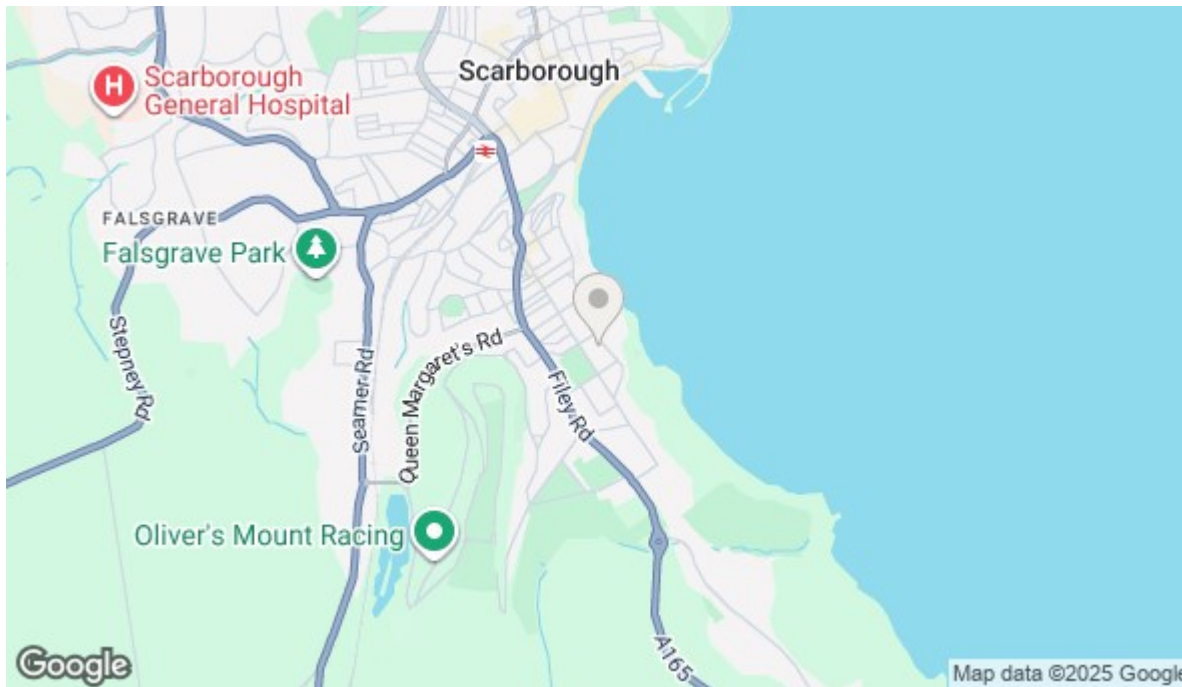
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**01723 377707**