



## 42 Queen Margarets Road, Scarborough, YO11 2SA

Guide Price £142,500

- SPACIOUS FIRST FLOOR APARTMENT
- PURPOSE BUILT BLOCK
- SINGLE GARAGE
- NO ONWARD CHAIN
- TWO GOOD SIZE BEDROOMS
- FREEHOLD
- UPVC DOUBLE GLAZING
- BALCONY
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES

# 42 Queen Margarets Road, Scarborough YO11 2SA

Andrew Cowen Estate Agents are pleased to welcome to the market this **SPACIOUS TWO BEDROOM, FIRST FLOOR APARTMENT** set within a well-maintained purpose-built block of four apartments. Benefits from a **BALCONY** off the lounge, **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and it's own **SINGLE GARAGE**. This is definitely one not to be missed.



Council Tax Band: B

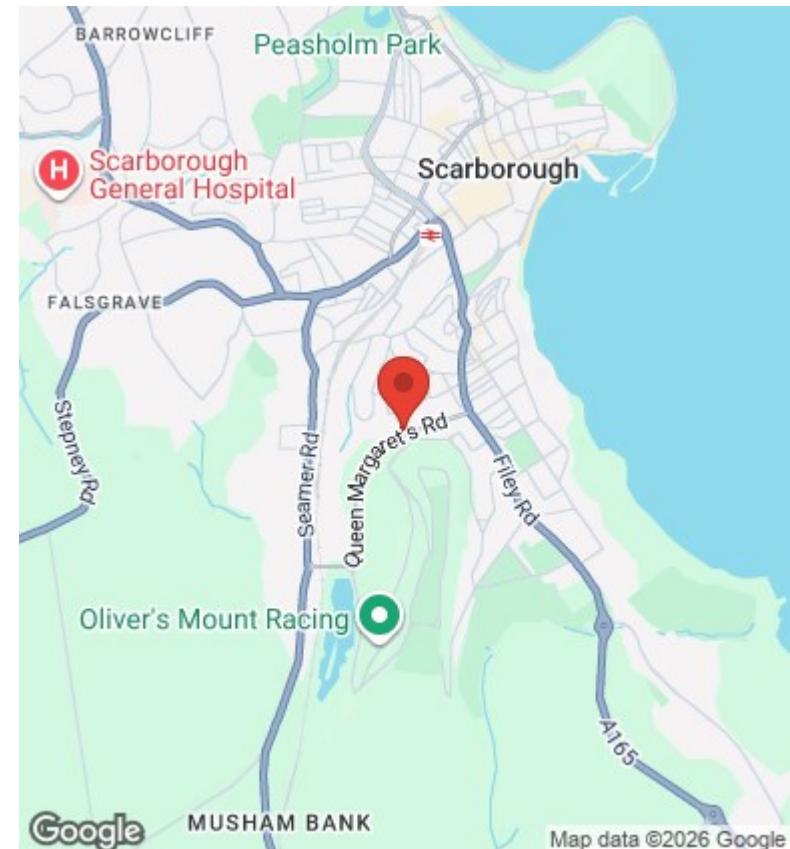
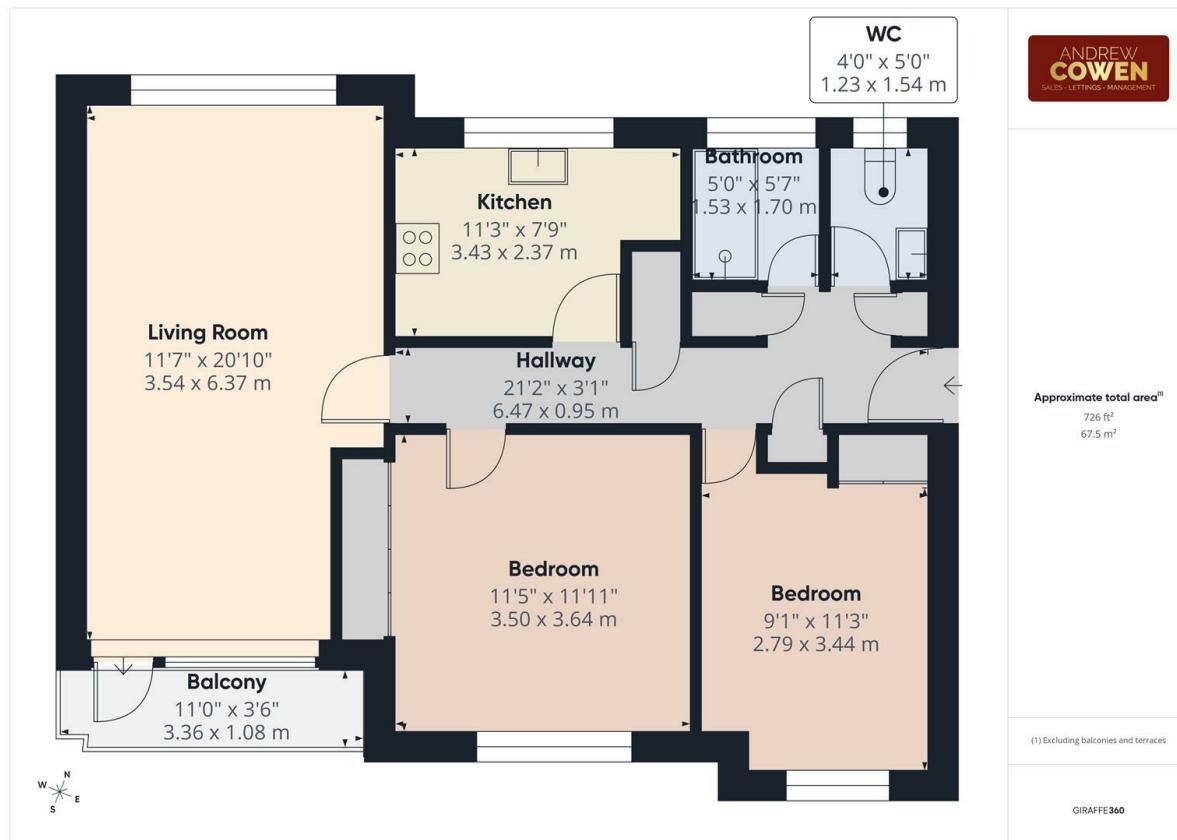


**This apartment briefly comprises an entrance hallway with storage, a generous living/dining area with a balcony, a modern fitted kitchen with a range of wall and base units, integrated oven and hob, two double bedrooms with built in wardrobes, modern shower room and a separate WC.**

**Externally, the property occupies a secluded setting on Queen Margarets Road and has its own single garage. The property is located on Scarborough's South Side, near to Ramshill shopping parade with a wealth of amenities at hand including local shops, eateries and also within close proximity is Oliver's Mount.**

**Viewing is recommended in order to fully appreciate the space, setting and surroundings that this first floor apartment has on offer. Call one of our friendly Sales Team today to book your viewing, 01723 377707.**





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	