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Flat B, 21 Royal Avenue, Scarborough

In Excess of £120,000



Flat B

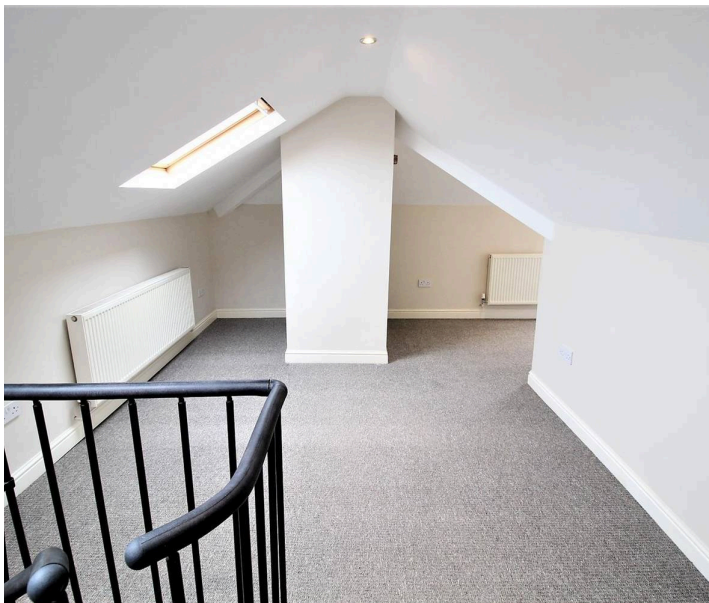
21 Royal Avenue, Scarborough

- WELL PRESENTED FIRST FLOOR FREEHOLD DUPLEX APARTMENT
- ONE DOUBLE BEDROOM PLUS GENEROUS STUDIO ROOM
- LOUNGE WITH VIEWS TOWARDS OLIVERS MOUNT
- MODERN FITTED KITCHEN AND BATHROOM
- IDEAL FIRST TIME BUY
- DESIRABLE SOUTH SIDE LOCATION

We are delighted to present this well presented first floor freehold duplex apartment, ideally situated in the ever desirable South side of Scarborough.

This elegant home offers a spacious double bedroom alongside a generous studio room, providing versatile accommodation to suit a variety of lifestyles. The inviting lounge boasts charming views towards Olivers Mount, creating a light and airy atmosphere perfect for relaxation or entertaining. The modern fitted kitchen is thoughtfully designed for convenience and style, while the contemporary bathroom adds a touch of luxury to everyday living. Benefitting from gas central heating, the property ensures comfort throughout the seasons.

Its excellent location places a superb range of amenities within easy reach, including local shops, supermarkets, and popular eateries, with Scarborough's vibrant South Bay Beach, Scarborough Spa, and the bustling town centre just a little further away. This property presents an outstanding opportunity for first time buyers or those seeking a stylish, low-maintenance home in a sought-after area. Early viewing is highly recommended to fully appreciate the quality, comfort, and lifestyle this apartment has to offer.





Council Tax band: A

EPC Energy Efficiency Rating: D

FIRST FLOOR

Porch 5' 7" x 5' 3" (1.70m x 1.60m)

Lounge 14' 1" x 13' 5" (4.30m x 4.10m)

Kitchen 11' 2" x 7' 10" (3.40m x 2.40m)

Hallway

Bedroom One 11' 6" x 11' 2" (3.50m x 3.40m)

Bathroom 7' 7" x 6' 3" (2.30m x 1.90m)

ATTIC LEVEL

Generous Studio Room 19' 0" x 17' 9" (5.80m x 5.40m)

TENURE/MAINTENANCE

We have been informed by the vendor that the property is Freehold and that there is a Deed of Covenant in place on a 50:50, as and when basis. We have also been informed that there are no restrictions.

HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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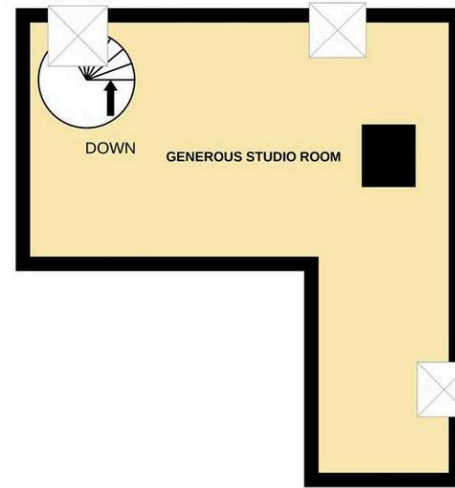
rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

FIRST FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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