



**Queens Parade
Scarborough, YO12 7BA**

£95,000

Gao
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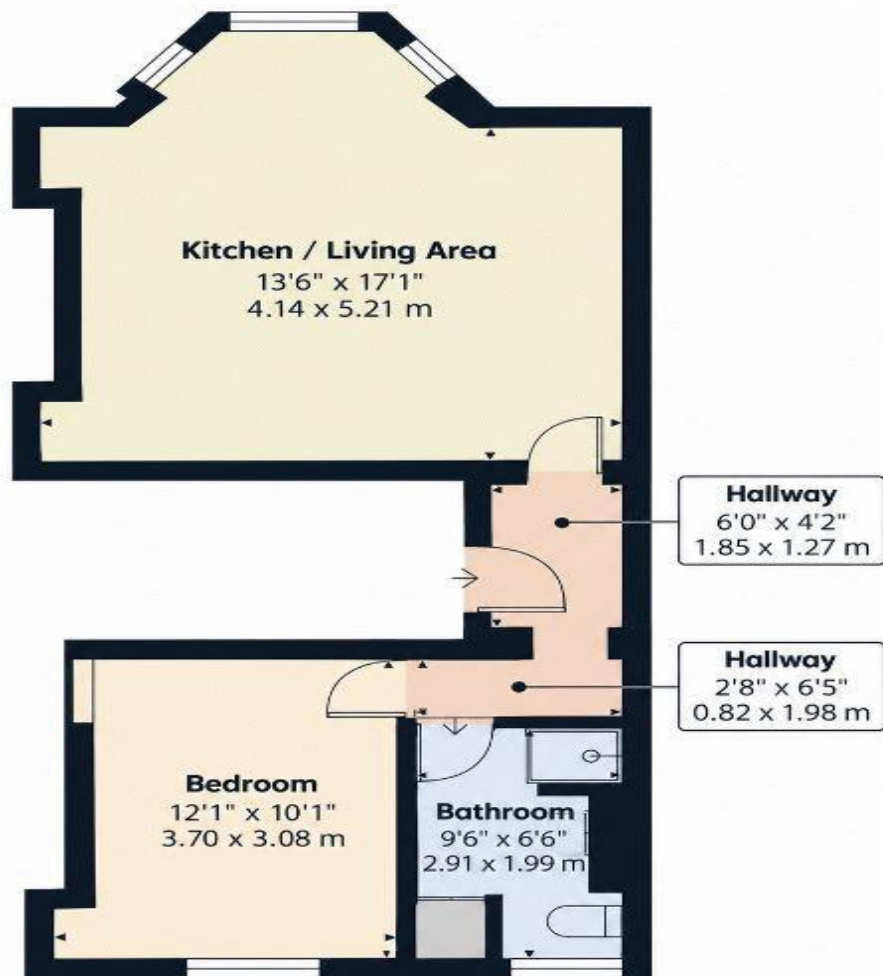
MAIN FEATURES:

- Well Presented Second Floor Apartment with Beautiful Sea Views
- Open Plan Modern Kitchen/Lounge/Diner
- Double Bedroom
- Modern Shower Room/WC
- Off Road Parking
- Long Lease & No Onward Chain

Enjoying beautiful sea views, this well-presented second-floor apartment offers stylish, low-maintenance living in a popular Scarborough location, making it an ideal permanent home, seaside retreat or investment opportunity. The accommodation features a bright and contemporary open-plan kitchen, lounge and dining area, creating a sociable and versatile living space with attractive views towards the coast. The modern kitchen is well integrated into the room, while the lounge provides the perfect place to relax and enjoy the outlook. There is a comfortable double bedroom together with a good-sized modern shower room/WC, completing the thoughtfully arranged accommodation. Further benefits include an allocated parking space and a long lease, both valuable advantages for prospective purchasers.

Queens Parade is superbly positioned for enjoying Scarborough's many attractions. The property is within easy reach of the seafront and beaches, while the town centre offers a wide choice of shops, cafés, restaurants and everyday amenities. Scarborough's vibrant coastal lifestyle, scenic walks and excellent leisure facilities are all close at hand.

An excellent opportunity to acquire an attractive seaside apartment in a convenient location, with sea views and private parking adding to its appeal.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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