



colin ellis

Avenue Victoria, Scarborough, YO11 2QB

Located just moments from the Esplanade, this modern and generously proportioned second floor apartment offers coastal living within an attractive contemporary development featuring an impressive glass entrance structure and lift access.

A superb modern apartment in an enviable coastal position, offering generous accommodation, attractive outlooks, and excellent proximity to Scarborough's renowned South Bay and The Esplanade. Early viewing is highly recommended.

Guide Price £190,000



PROPERTY DESCRIPTION

Occupying an enviable elevated position, the apartment enjoys delightful open outlooks from both private balconies, with sea views towards the coastline alongside views across the rooftops towards Oliver's Mount, creating an impressive coastal backdrop from both the living room and principal bedroom.

Internally, the apartment reveals generous accommodation throughout, with a light and airy feel enhanced by large windows and a modern neutral décor. A welcoming private hallway leads through to a spacious living room, with direct access onto the balcony where the coastal setting can truly be appreciated. The modern fitted dining kitchen is both practical and stylish, featuring an excellent range of wall and base units together with ample workspace and room for dining. The accommodation continues with two well proportioned double bedrooms, including a principal bedroom complete with its own balcony access and en-suite shower room. A contemporary family bathroom serves the remainder of the accommodation.

The property's position is a particular feature, being only moments from The Esplanade, The Italian gardens, the beach, local cafés, restaurants, and a wealth of Scarborough's coastal amenities, making this an ideal opportunity for buyers seeking a spacious apartment in a prime seaside setting.

LIVING ROOM

5.41 x 3.58 (17'8" x 11'8")

KITCHEN

3.83 x 2.70 (12'6" x 8'10")

BEDROOM

3.99 x 3.59 (13'1" x 11'9")

EN SUITE

2.62 x 2.11 (8'7" x 6'11")

BEDROOM

3.02 x 3.16 (9'10" x 10'4")

BATHROOM

1.77 x 2.82 (5'9" x 9'3")

TENURE

Our vendor has informed us of the following:
Maintenance fee: £1200 PA (paid quarterly)
Pets: By permission of management company
AST's: Yes
Holiday lets: No
Please note all matters of tenure are subject to verification and clarification in a contract of sale







Avenue Victoria - 18785891

Council Tax Band - C

Tenure - Leasehold - Share of 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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