



colin ellis

Esplanade, Scarborough, YO11 2AQ

Occupying a sought after position on Scarborough's renowned Esplanade, this beautifully proportioned one bedroom ground floor apartment offers elegant period living with the benefit of coastal views and immediate access to the town's stunning South Bay.

Viewing is highly recommended to fully appreciate the accommodation, character and enviable coastal setting this apartment has to offer.

Guide Price £140,000



PROPERTY DESCRIPTION

Set within an attractive Victorian building, the accommodation briefly comprises a welcoming entrance hall providing access to all principal rooms. The impressive living room is undoubtedly the heart of the home, featuring ornate ceiling detailing, a decorative fireplace and tall arched windows with French doors and attractive wrought iron Juliet railings, perfectly positioned to enjoy sea views.

The dining kitchen is generously sized and fitted with a range of wall and base units and ample space for a breakfast table, creating a practical and sociable environment for everyday living.

The apartment further benefits from a spacious double bedroom, a modern bathroom fitted with a three piece suite and shower over the bath.

The Esplanade remains one of Scarborough's most desirable addresses, offering residents easy access to the South Cliff Gardens, Spa Complex, beach, local cafés and the town centre, all within comfortable walking distance. Offering a combination of period charm, coastal outlook and an exceptional location, this delightful apartment is certain to appeal to a variety of purchasers seeking a home by the sea.

LIVING ROOM

4.8 x 5.3 (15'9" x 17'5")

KITCHEN

4.1 x 3.1 (13'5" x 10'2")

BEDROOM

4.3 x 3.5 (14'1" x 11'6")

BATHROOM

2.3 x 1.6 (7'7" x 5'3")

TENURE

Our vendor has informed us of the following:

Leasehold with a share of the freehold

Maintenance agreement in place with a local managing agent

Maintenance £150 per month

Pets - Yes

AST's - Yes

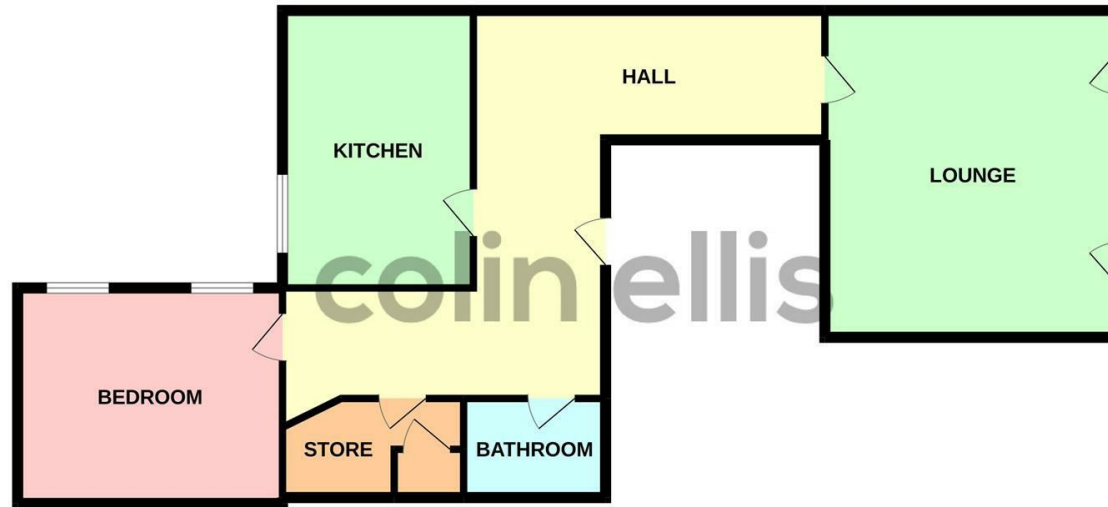
Holiday Lets - No

Please note all matters of tenure are subject to verification and clarification in a contract of sale





GROUND 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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Esplanade - 18820187

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		80
(55-68) D	65	
(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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