



Flat 2 32 Westbourne Grove, Scarborough, YO11 2DL

Offers In The Region Of £86,000

- ONE BEDROOM APARTMENT
- LARGE DRESSING/STORAGE ROOM
- VICTORIAN APARTMENT
- FULLY FITTED KITCHEN
- POPULAR SOUTH SIDE LOCATION
- IDEAL FIRST TIME BUY
- MODERN BATHROOM SUITE WITH SHOWER
- CLOSE TO ALL AMENITIES AND BEACH
- NO ONWARD CHAIN

Flat 2 32 Westbourne Grove, Scarborough YO11 2DL

Andrew Cowen Estate Agents are presenting to the market this WELL PRESENTED VICTORIAN apartment located on Scarborough's POPULAR SOUTH SIDE. With one well-proportioned bedroom and a modern bathroom, this property is designed to provide comfort and convenience.

The apartment is situated in a VIBRANT neighbourhood, where a variety of amenities are nearby. Residents can enjoy easy access to local shops and parks, making it an ideal location for both relaxation and socialising.

Please give Andrew Cowen Estate Agents a call for more information or a viewing request!



Council Tax Band: A

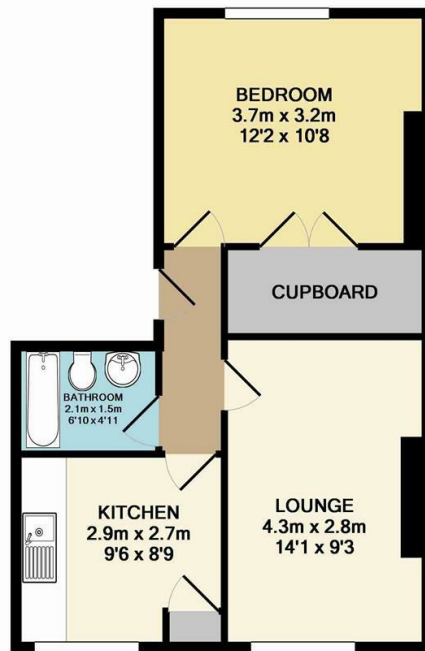


Andrew Cowen Estate Agents are please to bring to the market a WELL PRESENTED ONE BEDROOM VICTORIAN APARTMENT neutrally decorated throughout, located on Scarborough's POPULAR SOUTH SIDE, with ELECTRIC HEATING and close to local amenities. This property would make an ideal first home, bolthole or investment opportunity.

The accommodation briefly comprises; hallway, spacious living room, a contemporary fitted kitchen with a range of wall and base units, a spacious double bedroom and a three-piece bathroom with shower over the bath.

Being located in the excellent area of Westbourne Grove the property offers easy access to a wide range of amenities and attractions including The Esplanade and Cliff Lift down to the Spa and conference centre, Ramshill shopping parade and supermarket. Nearby, is Scarborough's town centre, train station and Scarborough's South Bay and the beach.





TOTAL APPROX. FLOOR AREA 39.8 SQ.M. (428 SQ.FT.)

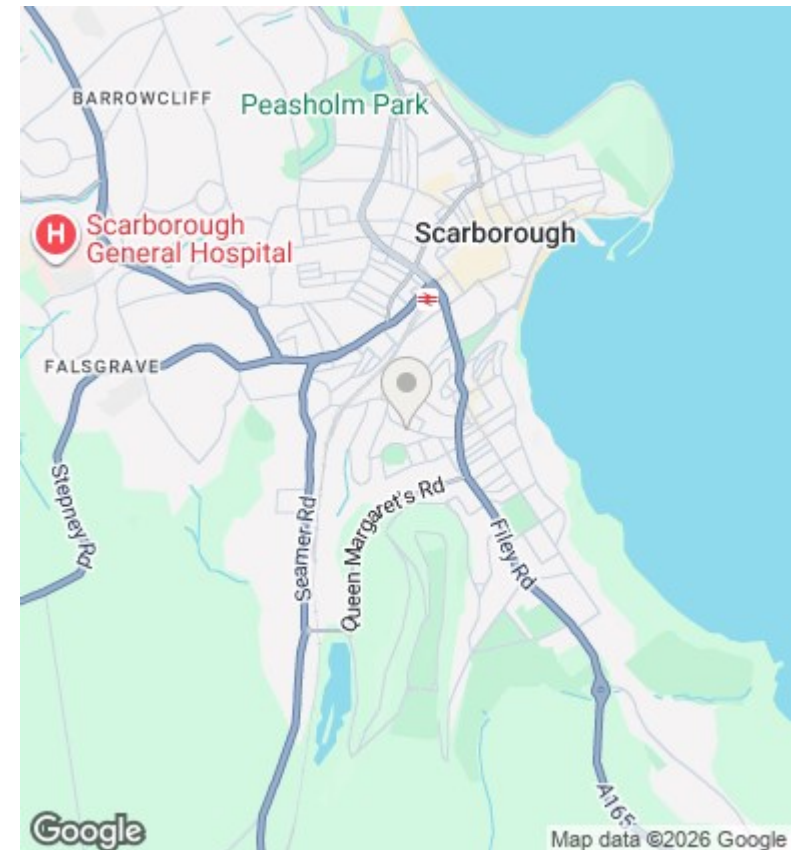
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		