ANDREW COWEN







A4 Ayckbourn Chapters Royal Avenue, Scarborough, North Yorkshire, YO11 2NB

Guide Price £105,000

- *Highly sought-after South Cliff location.*
- *Two generous double bedrooms.*
- *Contemporary shower room.*
- *Allocated private parking space plus visitor parking.*
- *Bright bay-fronted lounge with dining space.*
- *Lift access within a well-maintained building.*
- *Spacious first-floor apartment.*
- *Chain free vacant property*
- *Close to the Esplanade, South Bay beach and local amenities.*

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com

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A spacious and well-presented two-bedroom first-floor apartment situated in the highly desirable South Cliff area of Scarborough. Offering generous accommodation throughout, the property features a bright bay-fronted lounge, fitted kitchen, modern shower room, lift access, an allocated private parking space and visitor parking. Ideally positioned close to the Esplanade, South Bay beach, local amenities and excellent transport links, this attractive apartment is perfectly suited to first-time buyers, downsizers, second-home purchasers or investors seeking a home in one of Scarborough's most sought-after residential locations.

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Council Tax Band: B





Spacious Two-Bedroom First Floor Apartment in a Desirable South Cliff Location with Private Parking

Situated within the highly sought-after South Cliff area of Scarborough, this well-presented first-floor apartment occupies a desirable position within a well-maintained residential development. Offering well-proportioned accommodation, the property benefits from lift access, a private allocated parking space, visitor parking, and is ideally suited to first-time buyers, downsizers, second-home purchasers or investors.

Accessed via a secure communal entrance with both staircase and lift serving the upper floors, the apartment opens into a welcoming entrance vestibule leading into a generous central hallway, providing access to all principal rooms.

The spacious lounge is a particular highlight, featuring a large bay window that fills the room with natural light while offering ample space for both comfortable seating and dining. The fitted kitchen is well-equipped with a range of wall and base units, generous work surfaces and space for everyday appliances, creating a practical and functional environment for modern living.

There are two well-proportioned double bedrooms, both offering comfortable accommodation with flexibility for guest rooms, home working or additional storage if required. The contemporary shower room is fitted with a modern white suite incorporating a large walk-in shower enclosure, vanity wash hand basin and WC.

The apartment further benefits from gas central heating, double glazing and neutral décor throughout, allowing purchasers to move straight in while still offering scope to personalise to individual taste.

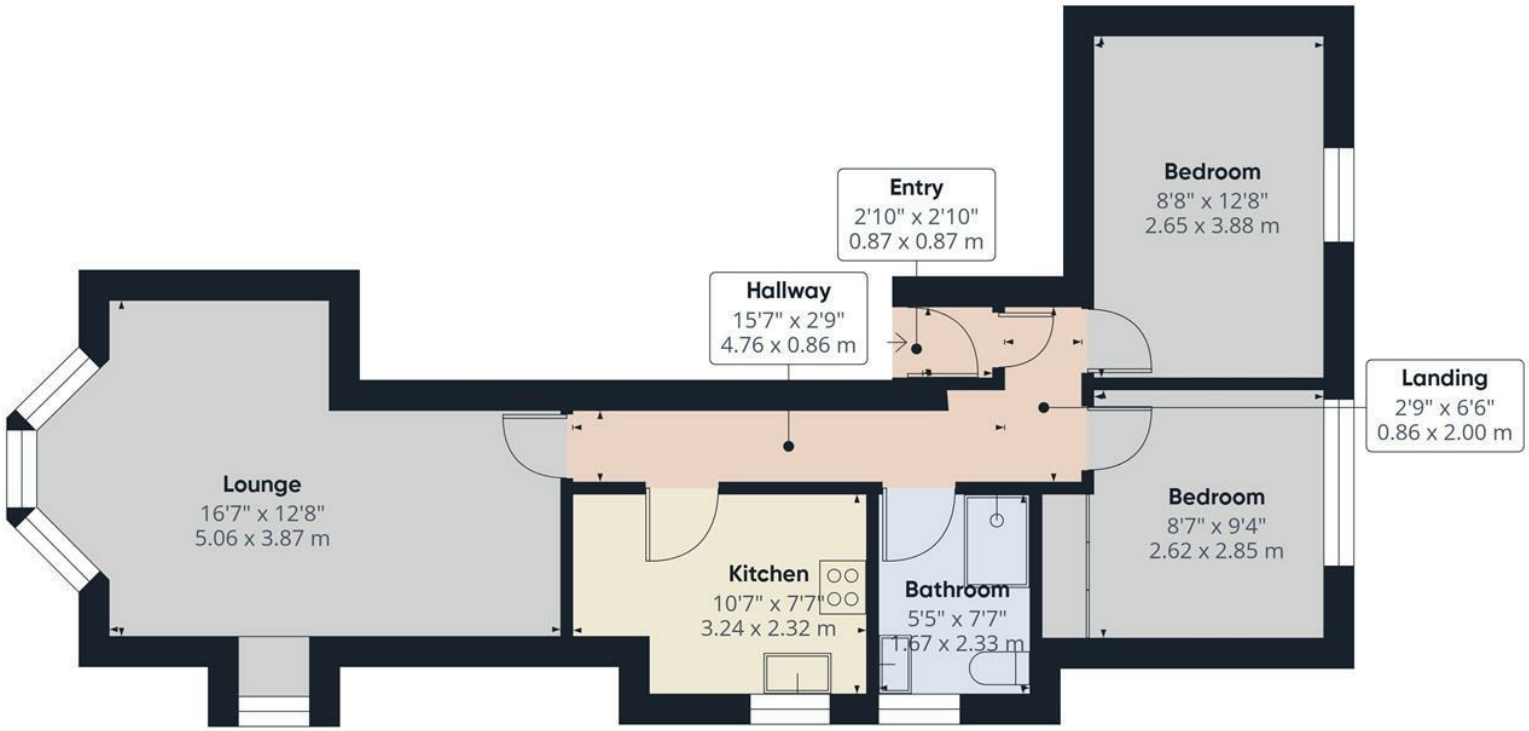
Externally, the development provides the significant advantage of an allocated private parking space together with visitor parking, while its desirable South Cliff setting places the property within easy reach of local shops, excellent transport links, the Esplanade, South Bay beach, the Italian Gardens and a wealth of nearby amenities.

Combining generous accommodation, excellent facilities and an enviable location, this attractive apartment represents an outstanding opportunity for a wide range of purchasers.

Early viewing is highly recommended to fully appreciate the space, convenience and superb South Cliff location on offer.









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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

600 ft²

55.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

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