



Top Floor Flat, 34 Esplanade Gardens, Scarborough, YO11 2AP

Guide Price £110,000

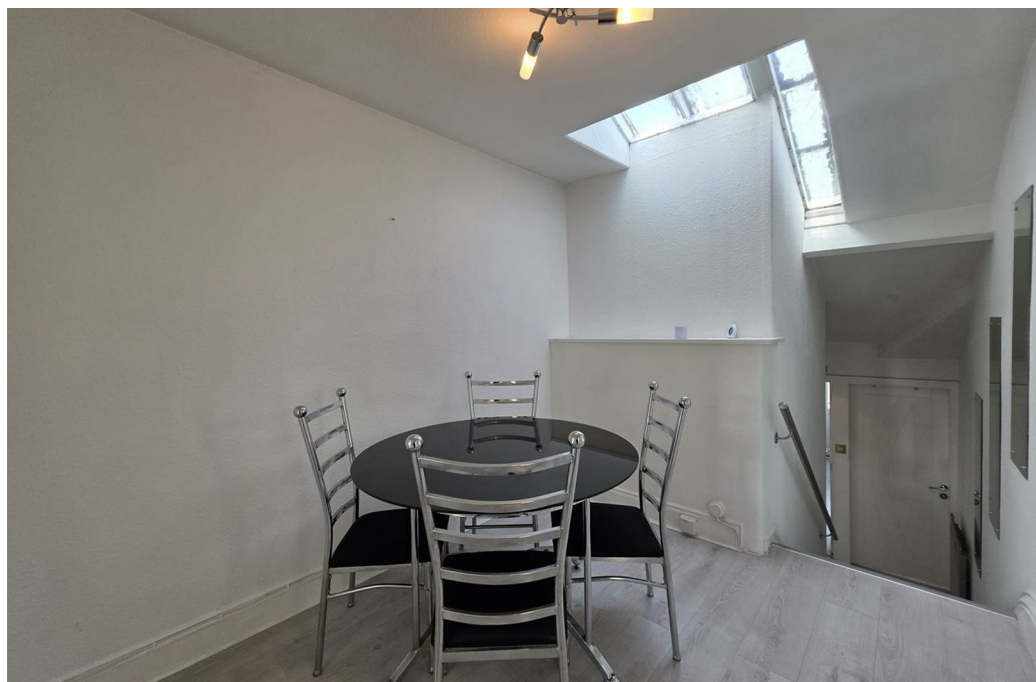
- Ideal as a permanent home, holiday let or investment opportunity
- Characterful period building
- Sought-after esplanade gardens location
- Close to ramshill shopping parade & local amenities
- Two double bedrooms
- Short walk to south bay beach
- Two-bedroom top floor apartment
- Modern fitted kitchen

34 Esplanade Gardens, Scarborough YO11 2AP

A WELL-PRESENTED TWO-BEDROOM TOP FLOOR APARTMENT located within a charming period building on Esplanade Gardens, just moments from Scarborough's South Bay. Offering spacious and well-proportioned accommodation, the property includes a modern kitchen, generous lounge, two double bedrooms, and a contemporary shower room. Ideally situated on the sought-after South Side, close to local amenities, coastal attractions, and scenic walks, this property would suit a range of buyers including those seeking a permanent home, holiday retreat, or investment opportunity.



Council Tax Band: A



A WELL-PRESENTED TWO-BEDROOM SECOND FLOOR (TOP FLOOR) APARTMENT forming part of this attractive and characterful building on Esplanade Gardens, ideally located just a short stroll from Scarborough's South Bay beach. The property offers generous, well-proportioned accommodation throughout, making it an excellent opportunity for a range of buyers.

Situated within the highly sought-after South Side, the accommodation briefly comprises; a communal entrance with access to the second-floor landing, a modern fitted kitchen, a contemporary shower room, a spacious lounge, and two well-sized double bedrooms.

The apartment enjoys an enviable position on Esplanade Gardens, just off Scarborough's renowned Esplanade, placing it within easy reach of a wealth of local amenities and attractions. These include the popular Ramshill Shopping Parade with its variety of independent shops and eateries, the South Bay beach, Scarborough Castle, the Italian Gardens, and picturesque walks across Valley Bridge providing direct access to the town centre and surrounding areas. The property would make an ideal permanent residence, coastal retreat, or a strong investment opportunity.

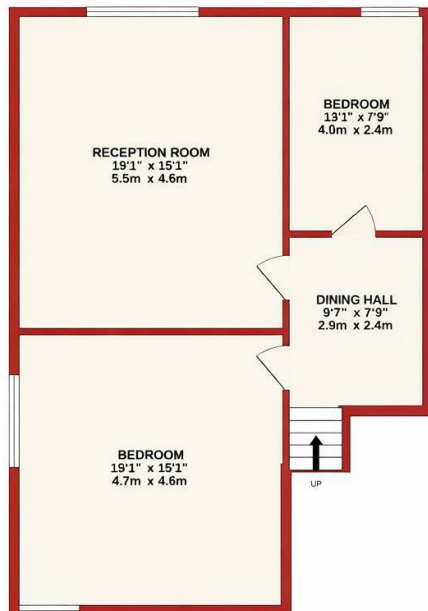
The property is Freehold, with a deed of covenant in place between all apartment owners. We are further advised that a maintenance agreement is in place with a local managing agent, which includes building insurance. We understand that assured shorthold tenancies and pets are permitted within the building.



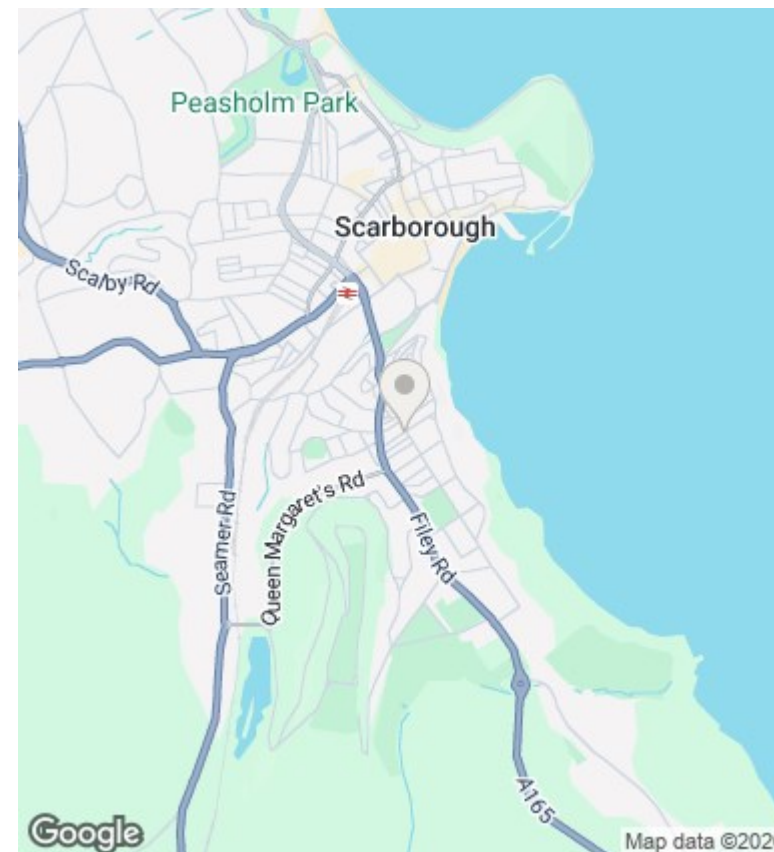
GROUND FLOOR
185 sq. ft. (17.2 sq. m.) approx.



1ST FLOOR
688 sq. ft. (44.0 sq. m.) approx.



TOTAL FLOOR AREA: 873 sq. ft. (81.1 sq. m.) approx.



Directions

Viewings

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

Council Tax Band

A

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