



colin ellis

## Grenadier Court, Scarborough, YO12 6QS

A beautifully positioned two bedroom first floor apartment enjoying spectacular sea and castle views, offered with the added benefit of a garage and residents parking.

Situated in a highly desirable coastal location, this well presented apartment offers bright and spacious accommodation with stunning outlooks across open green space to the sea and Scarborough Castle.

The apartment is perfectly positioned to enjoy coastal walks while remaining within easy reach of local amenities and transport links. Early viewing is highly recommended to fully appreciate the stunning views and superb location.

Guide Price £210,000

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## PROPERTY DESCRIPTION

The property is accessed via a well maintained communal entrance and leads into a welcoming hallway providing access to all rooms. The generous living room is a particular highlight, featuring French doors opening to a Juliet balcony that perfectly frames the impressive sea and castle views, creating a wonderful light filled living space. The kitchen diner is fitted with a range of wall and base units with ample work surfaces and space for appliances, as well as room for a dining table, making it an ideal space for everyday living and entertaining.

There are two well proportioned bedrooms, with the main bedroom offering excellent space for wardrobes and furnishings. The accommodation is completed by a modern bathroom fitted with a contemporary suite including a walk-in shower.

Externally, the property benefits from communal grounds, residents' parking, and a garage, providing valuable additional storage or parking.

### LIVING ROOM

4.30 x 4.72 (14'1" x 15'5")

### KITCHEN DINER

3.51 x 4.09 (11'6" x 13'5")

### BEDROOM

3.50 x 3.83 (11'5" x 12'6")

### BEDROOM

2.93 x 3.13 (9'7" x 10'3")

### BATHROOM

2.10 x 3.27 (6'10" x 10'8")

### TENURE

Our vendor has informed us of the following:

Maintenance Charge £1300 pa

Ground Rent £50 pa

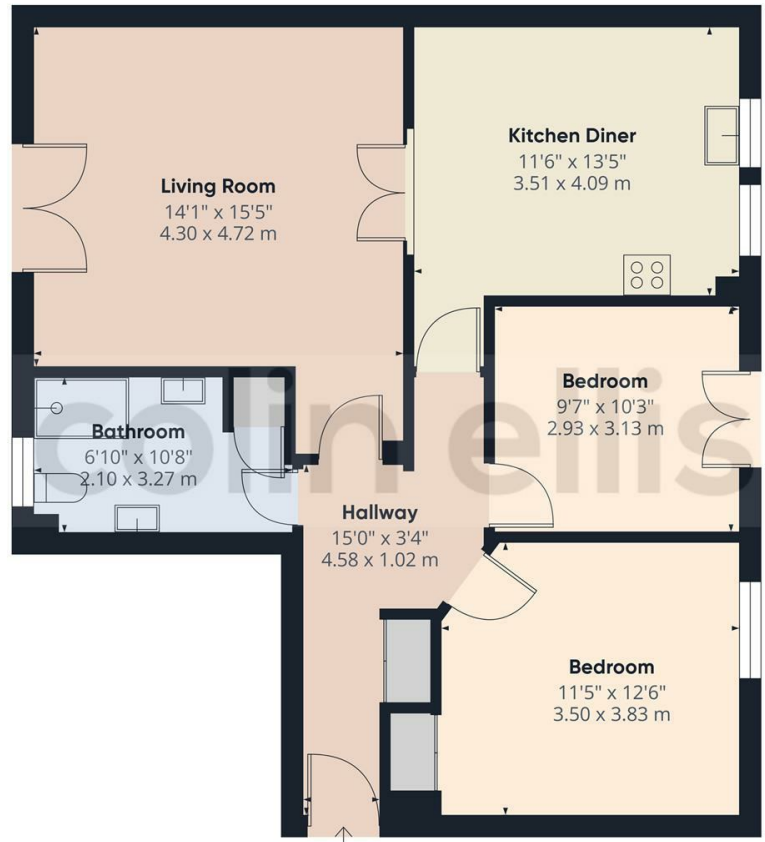
Pets: One domestic animal or bird allowed

Holiday lets are not allowed

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







Approximate total area<sup>(1)</sup>  
810 ft<sup>2</sup>  
75.4 m<sup>2</sup>

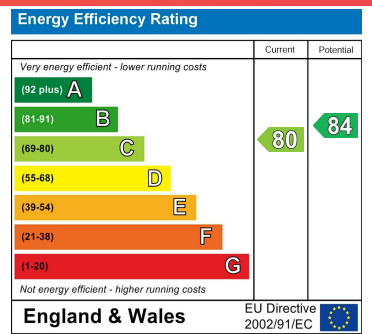
(1) Excluding balconies and terraces

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

GIRAFFE360

**Grenadier Court - 18786886**  
**Council Tax Band - D**  
**Tenure - Leasehold**

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.



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