



Top Floor Flat, 14 Avenue Victoria, Scarborough, YO11 2QT

Asking Price £89,950

- Top floor apartment
- Gas central heating
- Located in the popular South Side area
- Two good-sized bedrooms
- Additional gas fire
- Close to the Esplanade
- Generous main living room
- Excellent scope for cosmetic improvement
- Strong rental potential

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A spacious and superbly proportioned two-bedroom flat set in a prime South Side location, just moments from the Esplanade, Spa, and the Italian Gardens. Offering both lifestyle and convenience in equal measure, this superbly positioned property presents an outstanding opportunity for investors seeking strong rental demand, as well as owner-occupiers looking to secure a home in one of the area's most desirable settings. Early interest is anticipated given the location and versatility this property offers.



Council Tax Band: A



The property comprises a generous main living room with ample space for both lounge and dining furniture, creating a comfortable setting for everyday living. The kitchen is fully fitted and equipped with a sink, cooker and hob, providing practical workspace and storage.

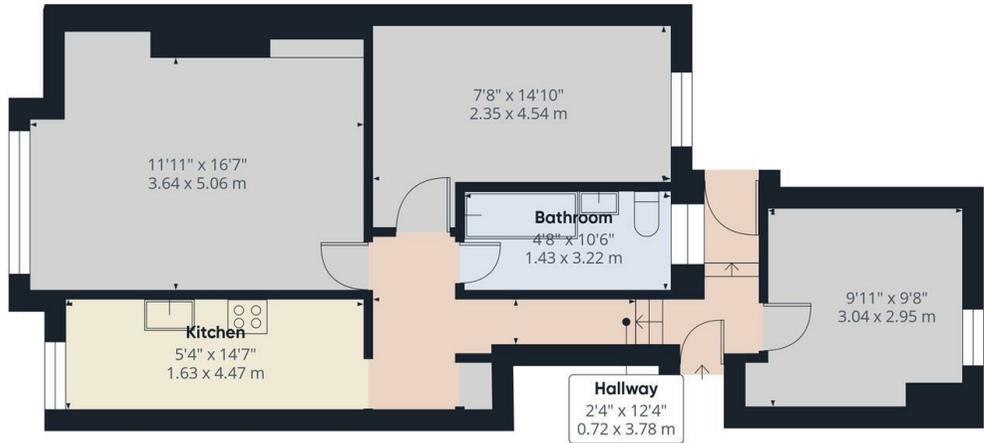
There are two good-sized bedrooms, both offering comfortable proportions and flexibility for use as guest accommodation or a home office. The bathroom is tiled and fitted with a bath and shower, serving the property from a central hallway layout.

The flat benefits from gas heating and an electric fire, adding warmth and efficiency. While the property is not presented in the best condition and would benefit from general upgrading, the room sizes and layout provide a strong foundation for a buyer looking to add value and personalise their home.

An excellent opportunity for investors or owner-occupiers seeking a well-sized top floor flat with scope to improve. A particular benefit for all owners is the compliant fire alarm system with in the block crucial for insurance.

Situated within the highly regarded South Side of Scarborough, its location offers a superb coastal setting just moments from the Esplanade, Italian Gardens, and South Bay beach. The area is well known for its attractive surroundings, convenient access to local amenities including shops and cafés, and excellent transport links into the town centre. Combining seaside charm with everyday convenience, this location remains consistently popular with both homeowners and investors alike.



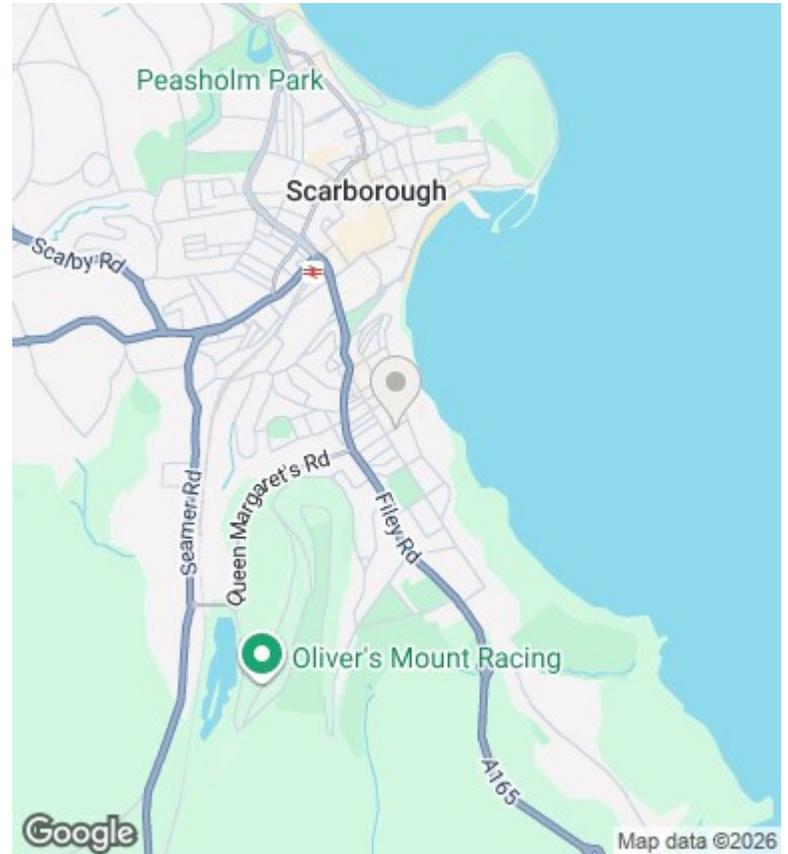


Approximate total area⁽¹⁾
643 ft²
59.6 m²

(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.

GIRAFFE360



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		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	