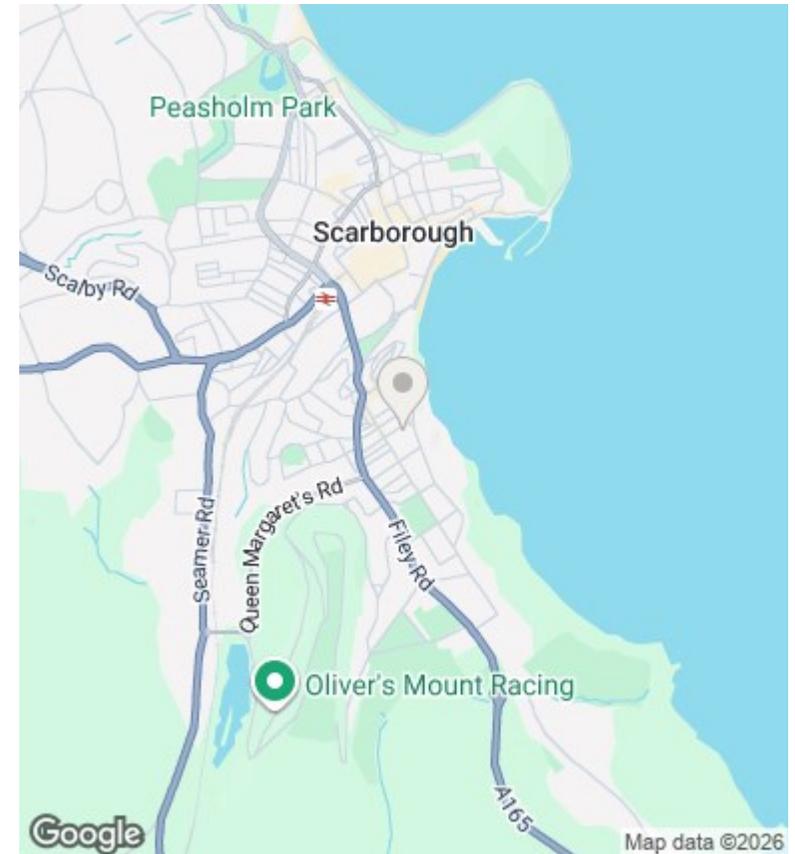
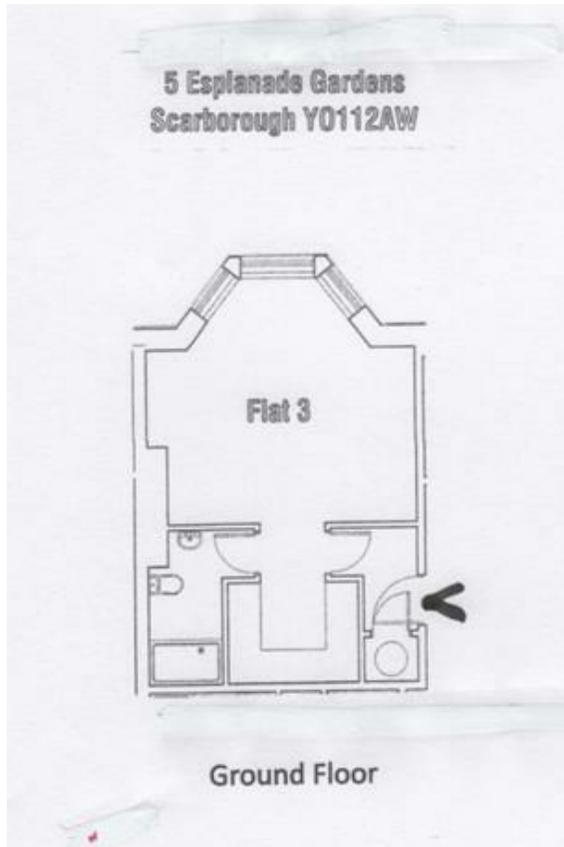




## Flat 3 5 Esplanade Gardens, Scarborough, YO11 2AW

Offers In The Region Of £65,000

- Finished to a high specification throughout
- Prime location moments from the seafront
- Recently refurbished
- Ideal first-time purchase or retirement base
- Gas supply to the property
- Perfect for Investors or owner occupiers



### Viewings

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

### Council Tax Band

Exempt

EPC Rating:

C

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