



## *Flat 6, Holbeck Court 3-5 Esplanade Crescent, Scarborough, YO11 2XB*

*Guide Price £215,000*

- *Exceptional top floor apartment within an impressive period residence*
- *Over 1,000 sq ft of beautifully presented accommodation*
- *Stunning unobstructed sea views*
- *Spacious living room with exposed beams and feature fireplace*
- *Stylish modern dining kitchen with integrated appliances*
- *Two generous double bedrooms*
- *Contemporary bathroom with large walk-in shower*
- *Large immaculate communal gardens*
- *Rare blend of character features and modern coastal living*

## Holbeck Court 3-5 Esplanade Crescent, Scarborough YO11 2XB

Set within an impressive period residence, this exceptional top floor apartment offers an outstanding combination of character, space and coastal views. Boasting over 1,000 sq ft of well presented accommodation, the property enjoys sea views, a large living room with exposed beams and a window seat, stylish modern kitchen and bathroom, and access to large immaculately maintained communal gardens. Rarely do apartments of this calibre become available, perfectly blending elegant period features with contemporary living in a truly enviable seaside setting. Early viewing is essential to appreciate the lifestyle and setting on offer.



Council Tax Band: D



A beautifully presented and deceptively spacious two-bedroom top floor apartment forming part of an elegant and highly regarded period residence, enjoying stunning unobstructed sea views together with access to a large beautifully tended shared garden to the rear of the building.

Occupying an enviable position within this handsome character building, the apartment offers over 1,000 sq ft of stylish and well-appointed accommodation, combining contemporary finishes with an abundance of original charm and architectural character.

The property is accessed via a welcoming entrance hall leading to an impressive living room featuring exposed beams, attractive fireplace and delightful far-reaching sea views, creating a superb principal reception space ideal for both relaxing and entertaining. The generously proportioned dining kitchen has been thoughtfully modernised with an excellent range of fitted units and integrated appliances, whilst still retaining a warm and inviting feel. In addition to the kitchen space there is also a useful utility area. In addition there is a storage cupboard on the landing outside the apartment.

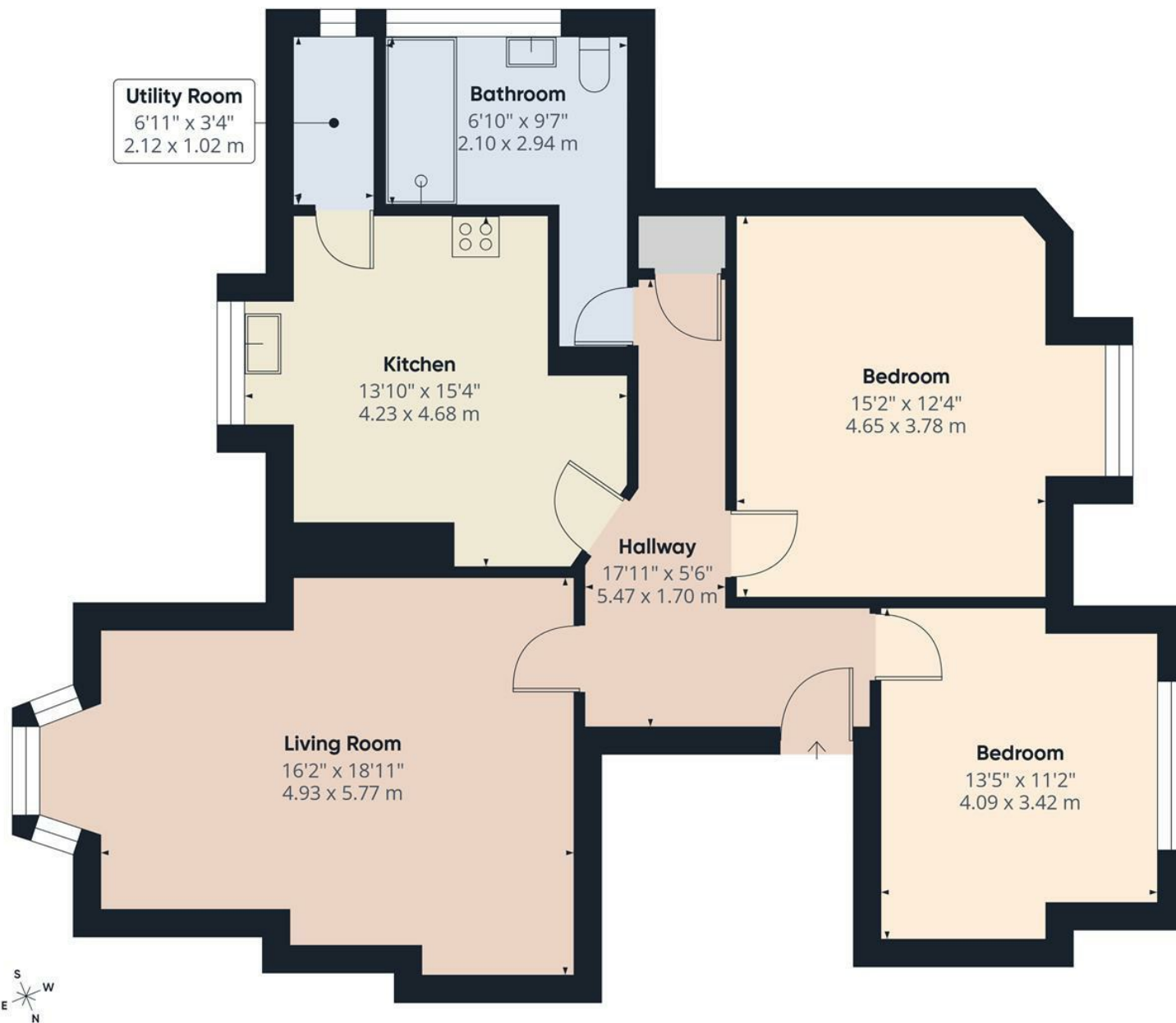
There are two well-proportioned double bedrooms together with a beautifully appointed contemporary bathroom suite incorporating a large walk-in shower. Throughout the apartment there is a wonderful sense of space and light enhanced by the elevated top floor position tasteful decor and distinctive period features.

Externally, the property benefits from access to substantial beautifully maintained shared gardens which provide an outdoor environment rarely found with apartments of this nature. The grounds are immaculately presented and enjoy a peaceful setting complementing the coastal outlook perfectly.

This is a rare opportunity to acquire a distinctive coastal apartment within a prestigious period building, ideally suited as a main residence, second home or investment purchase.

Early viewing is highly recommended to fully appreciate the character, proportions, gardens and exceptional sea views on offer.





Approximate total area<sup>(1)</sup>

1010 ft<sup>2</sup>

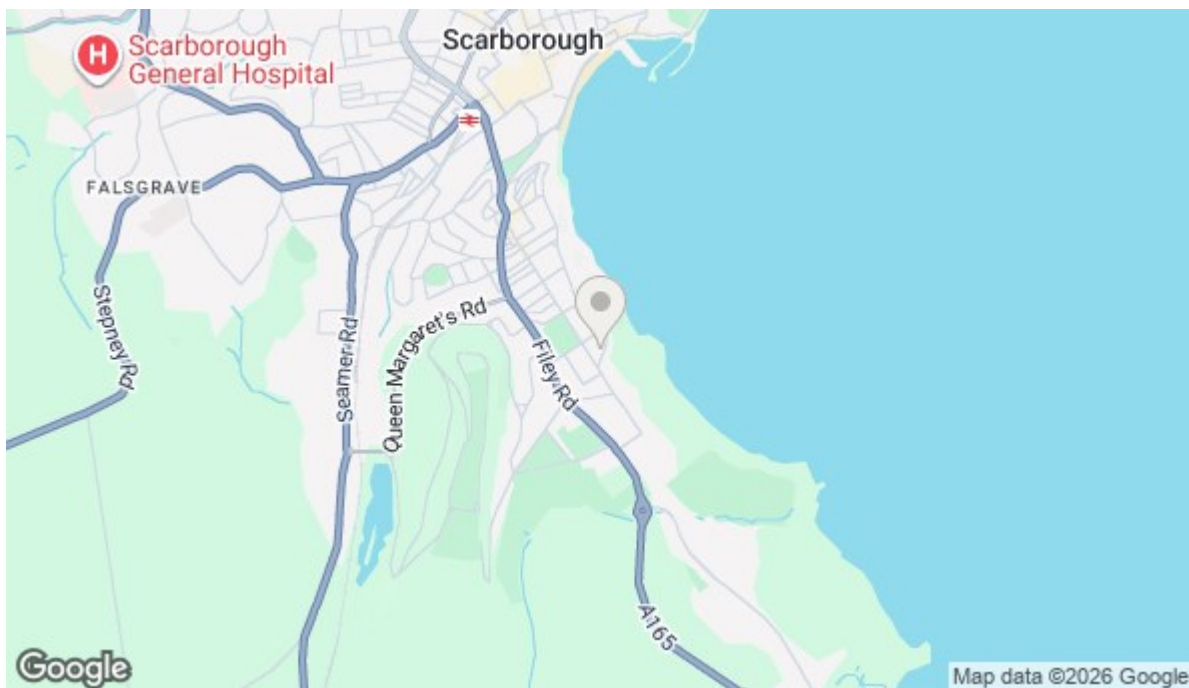
93.7 m<sup>2</sup>

(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.

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## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | 57                                                                                                          | 63        |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## Viewings

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