



Flat 4, Second Floor, 47 Esplanade, Scarborough, YO11 2AY

Guide Price £225,000

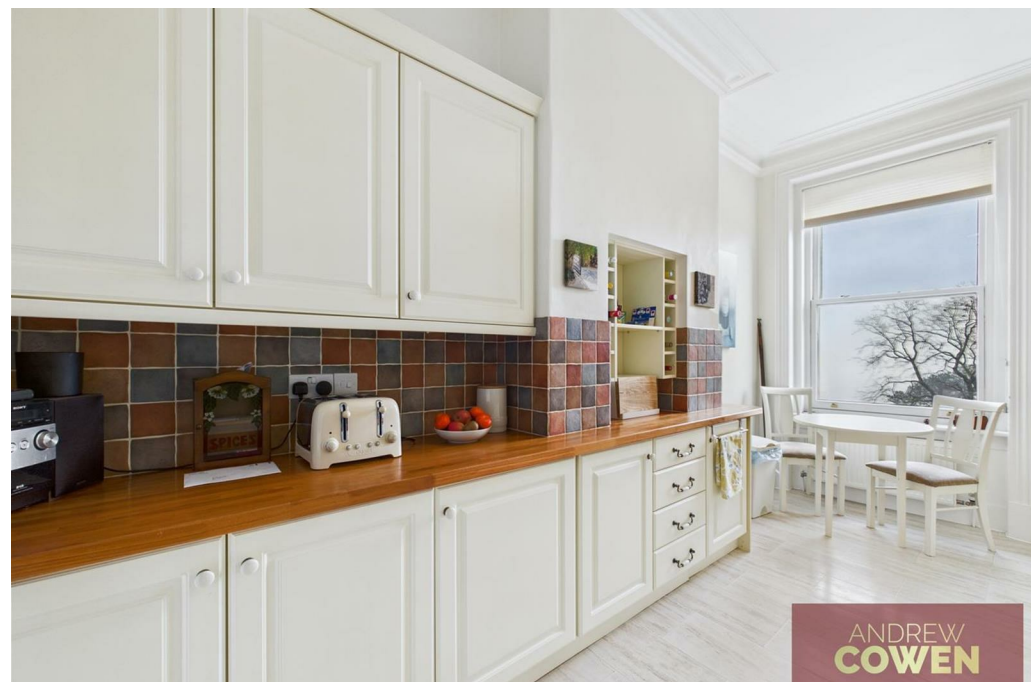
- BEAUTIFULLY PRESENTED APARTMENT
- BUILT IN BUNK BEDS
- SOUGHT AFTER ESPLANADE LOCATION
- SECOND FLOOR
- INTEGRATED APPLIANCES
- FABULOUS SEA VIEWS
- TWO SPACIOUS DOUBLE BEDROOMS
- GARAGE
- PASSENGER LIFT

47 Esplanade, Scarborough YO11 2AY

Andrew Cowen Estate Agents are delighted to bring to the market this beautifully presented second-floor apartment, ideally positioned on the highly sought-after Esplanade Parade. Benefitting from a passenger lift, garage, sea views and spacious accommodation, this impressive home is perfectly located with access to the South Bay and within easy reach of Scarborough town centre. An ideal full-time residence or holiday home.



Council Tax Band: D



The property is accessed via a well-maintained communal hallway with both lift and stair access. Upon entering the apartment, there is a generous hallway with a large storage cupboard. The modern kitchen/breakfast room offers an abundance of worktop space, wall and base units, and a range of integrated appliances. The front-facing bay lounge enjoys fantastic sea views and features a charming fireplace, creating a cosy living space.

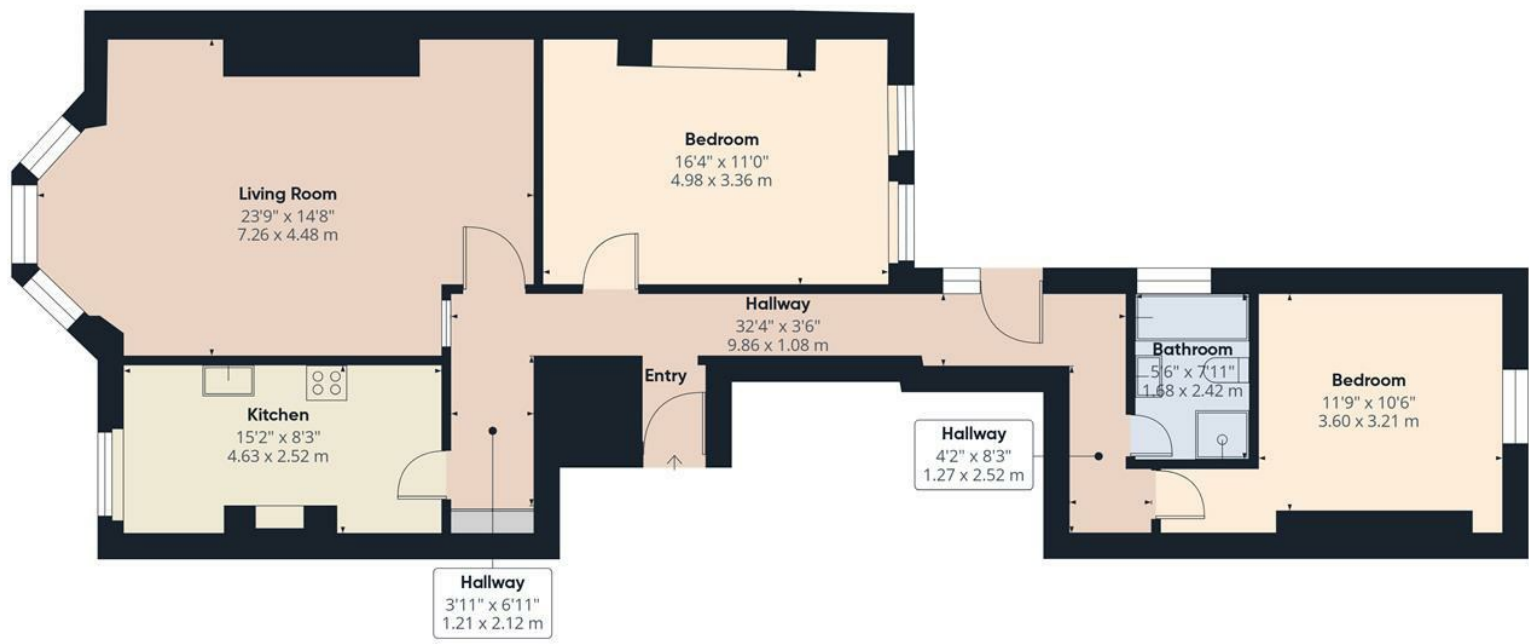
There are two spacious double bedrooms, with the second bedroom offering a clever and charming feature of built-in bunk beds. The accommodation is completed by a modern four-piece bathroom, including a separate shower. Presented in immaculate condition throughout, the apartment is ready to move into and benefits from gas central heating. Many original features have been retained, including high ceilings, cornicing and deep skirting boards. Wooden sash windows with double glazing serve the lounge and kitchen, with UPVC windows elsewhere.

The location offers excellent access to a wide range of attractions and amenities, including the Esplanade and Clock Tower, Spa and Conference Centre, golf course, South Bay beach and Scarborough town centre. Nearby amenities on Ramshill Shopping Parade include convenience stores, eateries, pubs, salons and pharmacies, everything needed for day-to-day living.

The property is believed to be freehold, is managed in-house, and has a maintenance fee of £80.00 per month. *All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. *

Early viewing is highly recommended. For further information, please contact our friendly sales team on 01723 37770.





Approximate total area⁽¹⁾
1010 ft²
93.9 m²

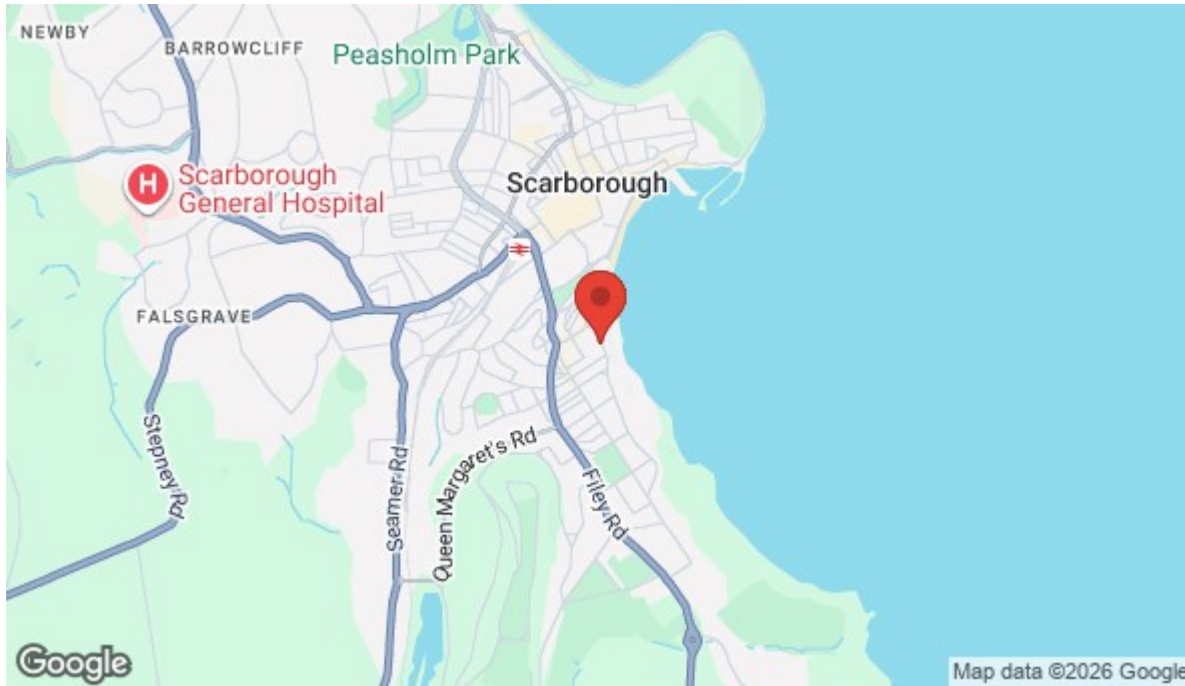
(1) Excluding balconies and terraces

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

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	



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