



23 Charles William Apartments North Leas Avenue, Scarborough, YO12 6LY

Guide Price £105,000

- SECOND FLOOR APARTMENT
- ENTRY PHONE SYSTEM
- GOOD SCHOOL CATCHMENT AREA
- LEASEHOLD WITH A SHARE OF FREEHOLD
- TWO BEDROOMS
- ALL ELECTRIC
- CLOSE TO NORTH BAY BEACH
- ALLOCATED PARKING SPACE
- UPVC DOUBLE GLAZING
- PURPOSE BUILT PROPERTY

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Andrew Cowen Estate Agents are pleased to present to the market this well-maintained PURPOSE BUILT, SECOND FLOOR LEASEHOLD APARTMENT benefitting from AN ALLOCATED CAR PARKING SPACE and a convenient location to local amenities and public transport links, offered with vacant possession, this property would make an ideal purchase for a first-time buyer, second-home owner, or those looking to downsize. The property is well positioned for easy access to Peasholm Park, the North Bay beach and a variety of popular attractions found on Scarborough's sought-after North side.



Council Tax Band: B



The property comprises; an entrance hall with storage, spacious lounge/dining area with adjoining fitted kitchen with a range of wall and base units and integrated oven and hob, two bedrooms and a three-piece family bathroom with overhead shower. The property is neutrally decorated and benefits from UPVC double glazing and electric heating.

Situated in a popular residential area to the north of Scarborough, the property falls within a good school catchment area and is located approximately half a mile from North Bay Beach and the Sea Life Centre. Nearby attractions also include Peasholm Park, the Open-Air Theatre, Alpamare Water Park, and Scarborough North Cliff Golf Club, making this an excellent location to enjoy all that Scarborough has to offer.

Maintenance fees for 2025 £836.63/pa

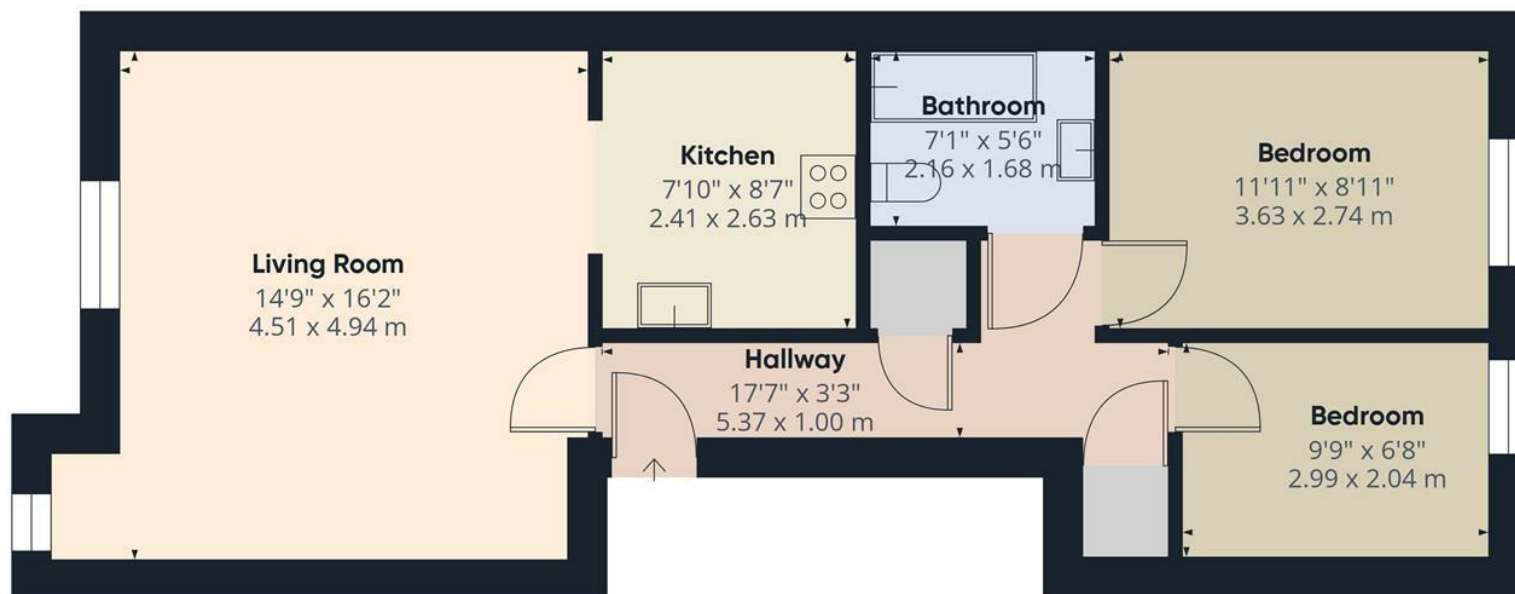
Ground rent £50.00/pa

Leasehold with a share of freehold

Holiday lets not permitted.

Contact one of our friendly Sales Team today to book a viewing
01723 377707.





Approximate total area⁽¹⁾

620 ft²

57.4 m²

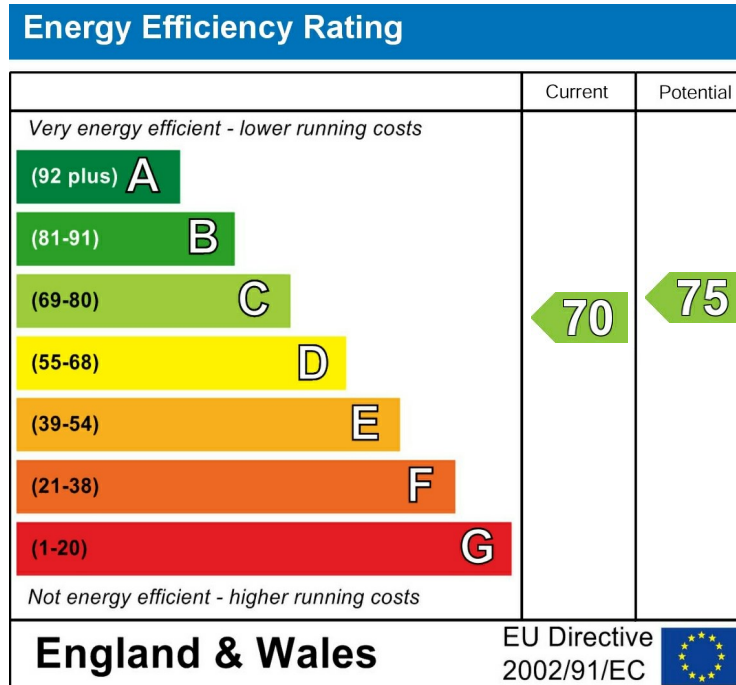
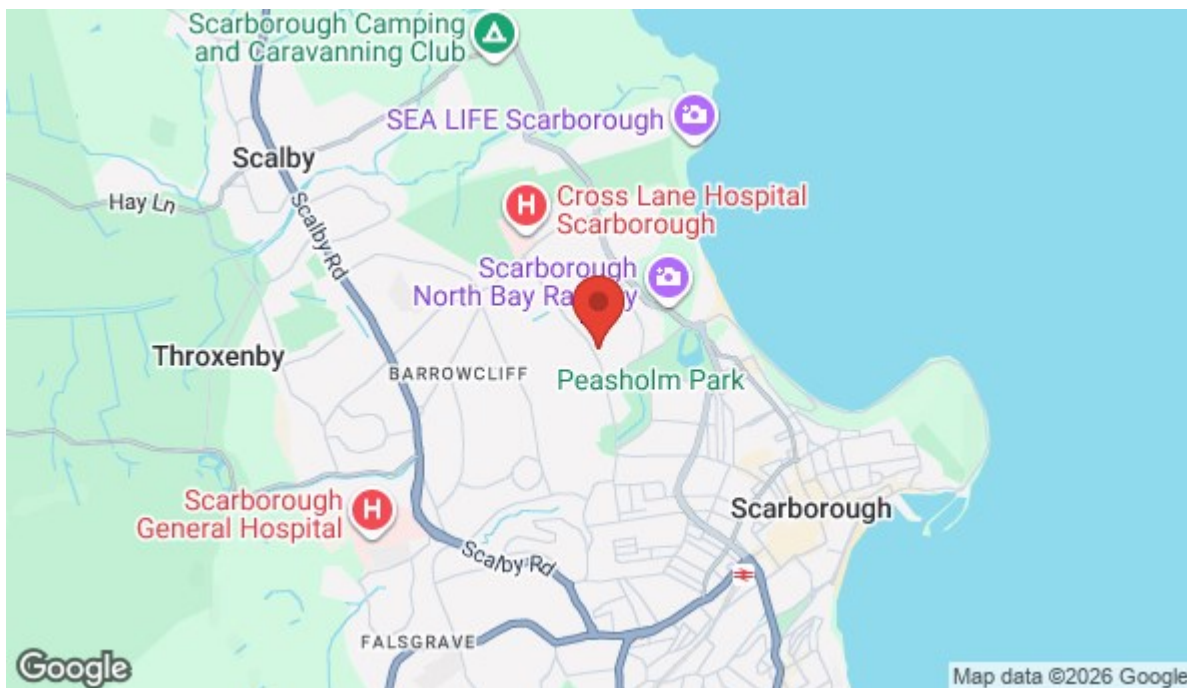
(1) Excluding balconies and terraces

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

GIRAFFE360







Viewings

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