

colin ellis

## Esplanade, Scarborough, YO11 2AQ

Ideally situated on the Esplanade in Scarborough's sought-after South Bay, and affording unrivalled sea views, this delightful first-floor apartment offers a perfect blend of comfort and elegance.

A spacious, high-ceilinged reception room of truly Victorian proportions with many period features forms the magnificent centrepiece of the property, creating a warm, welcoming atmosphere and affording access to a private balcony.

With two well-proportioned bedrooms, and two modern bathrooms, the apartment affords convenience for residents and guests alike, together with more than ample storage space, including loft storage. The well-maintained communal gardens provide an additional area for relaxation. The proximity to the beach and to local amenities make this an excellent choice for those who appreciate coastal living.

Guide Price £290,000





## PROPERTY DESCRIPTION

This property briefly comprises of a hallway leading to a large living room and balcony, kitchen, bedroom with en-suite, bedroom and bathroom. Externally there are communal gardens.

## HALLWAY

## LIVING ROOM

4.81 x 7.17 (15'9" x 23'6")

## KITCHEN

1.88 x 2.45 (6'2" x 8'0")

## BEDROOM

2.94 x 2.42 (9'7" x 7'11")

## ENSUITE

1.71 x 2.42 (5'7" x 7'11")

## BEDROOM

3.18 x 2.78 (10'5" x 9'1")

## BATHROOM

1.63 x 1.69 (5'4" x 5'6")

## TENURE

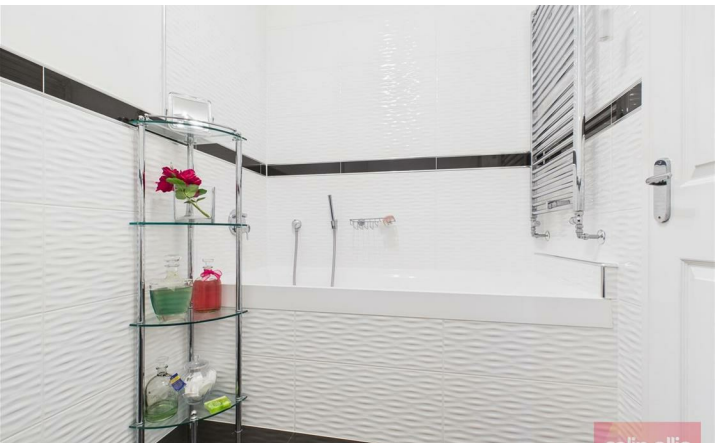
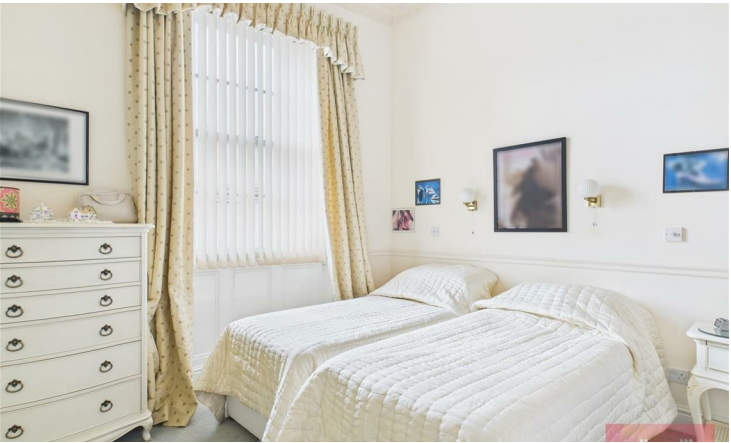
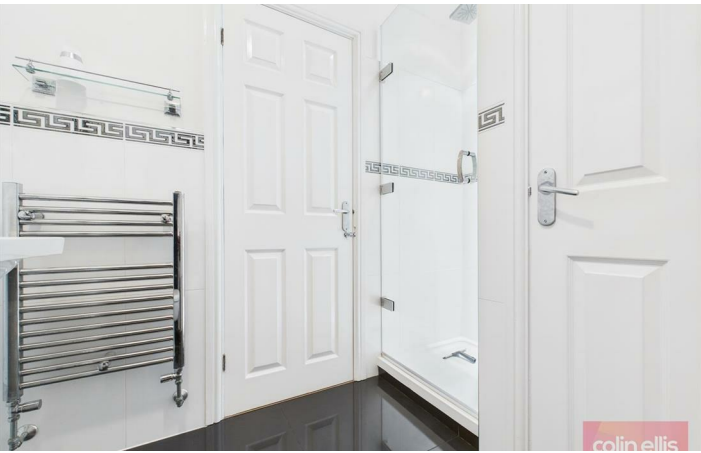
Our vendor has informed us of the following:

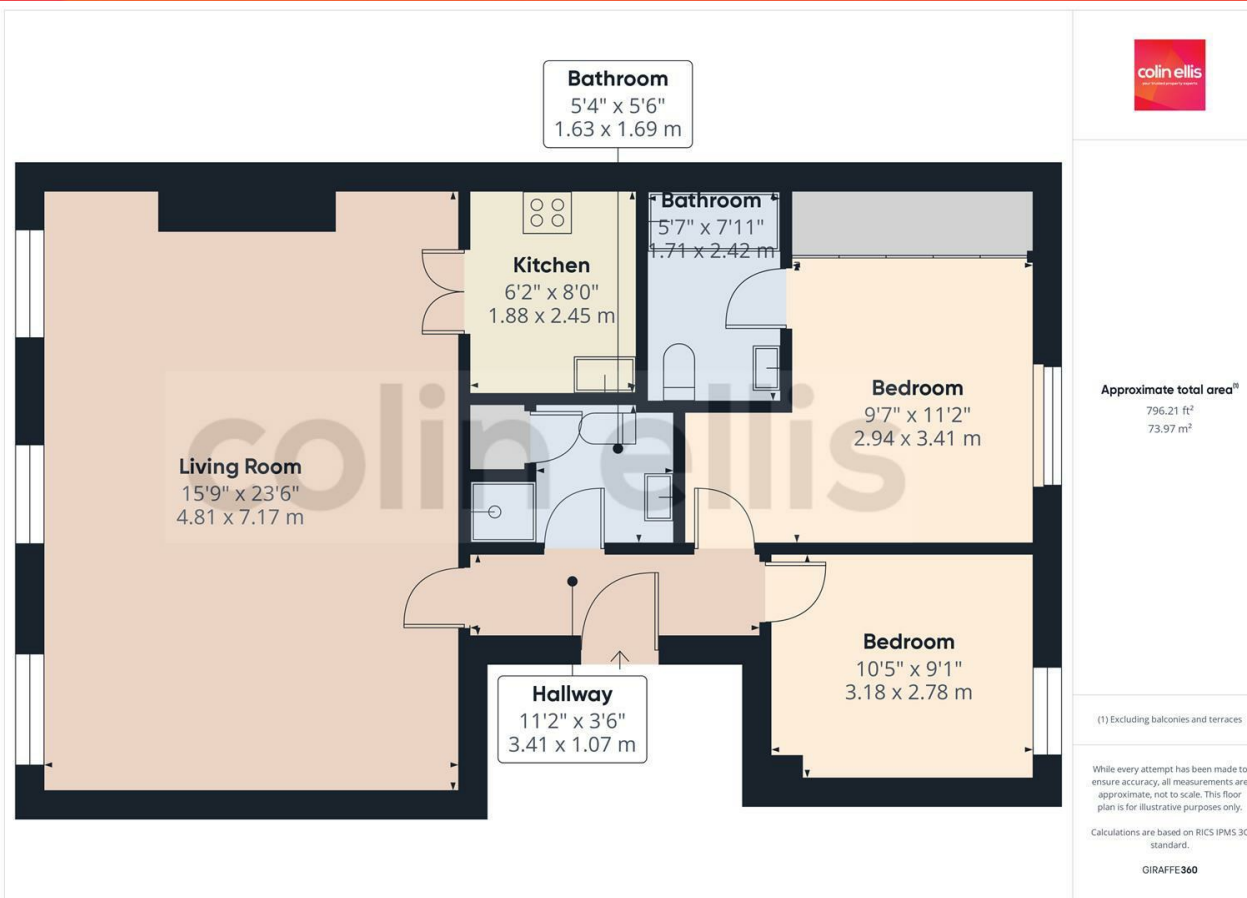
- \* Maintenance agreement in place
- \* Maintenance fee £500 a year
- \* Pets are allowed
- \* AST's are allowed
- \* No Holiday lets

Please note all matters of tenure are subject to verification and clarification in a contract of sale



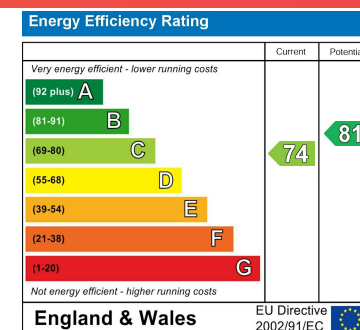






**Esplanade - 18702938**  
**Council Tax Band - E**  
**Tenure - Leasehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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