



6 Peasholm Manor North Leas Avenue, Scarborough, YO12 6JL

Offers In Excess Of £129,950

- SPACIOUS SECOND FLOOR APARTMENT
- COMMUNAL GARDENS
- FREEHOLD
- WALKING DISTANCE TO NORTH BAY BEACH
- TWO DOUBLE BEDROOMS
- VIEWS OVERLOOKING PEASHOLM PARK
- MAINTENANCE CHARGE £950.00/PA
- PRIVATE BALCONY OFF BEDROOM AND KITCHEN
- GAS CENTRAL HEATING
- PETS AND ASSURED LETS PERMITTED

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Andrew Cowen Estate Agents are delighted to bring to the market this **FREEHOLD SECOND-FLOOR APARTMENT** situated in the popular North side of Scarborough, with **A PRIVATE BALCONY OFF THE KITCHEN** and **BEDROOM** offers wonderful views over Peasholm Park, has **GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING**. Upon entering the property, you are welcomed into a bright and inviting living room, creating a warm and comfortable living space. This apartment presents an excellent opportunity for those seeking to embrace the Scarborough lifestyle in a well-located and comfortable home.



Council Tax Band: B



In brief, the accommodation comprises a communal entrance with stairs leading to the second floor, a kitchen with access to a balcony, a living room with feature fireplace and bay window allowing plenty of natural light to flood through, two bedrooms and a three-piece bathroom suite. One of the standout features of this property is the private balcony accessed from one of the bedrooms, offering pleasant views over the ever-popular Peasholm Park. The second bedroom provides flexible accommodation, suitable for guests, a home office, or additional living space.

The property further benefits from well-maintained communal gardens, providing an attractive and peaceful environment for residents to enjoy.

Freehold Property

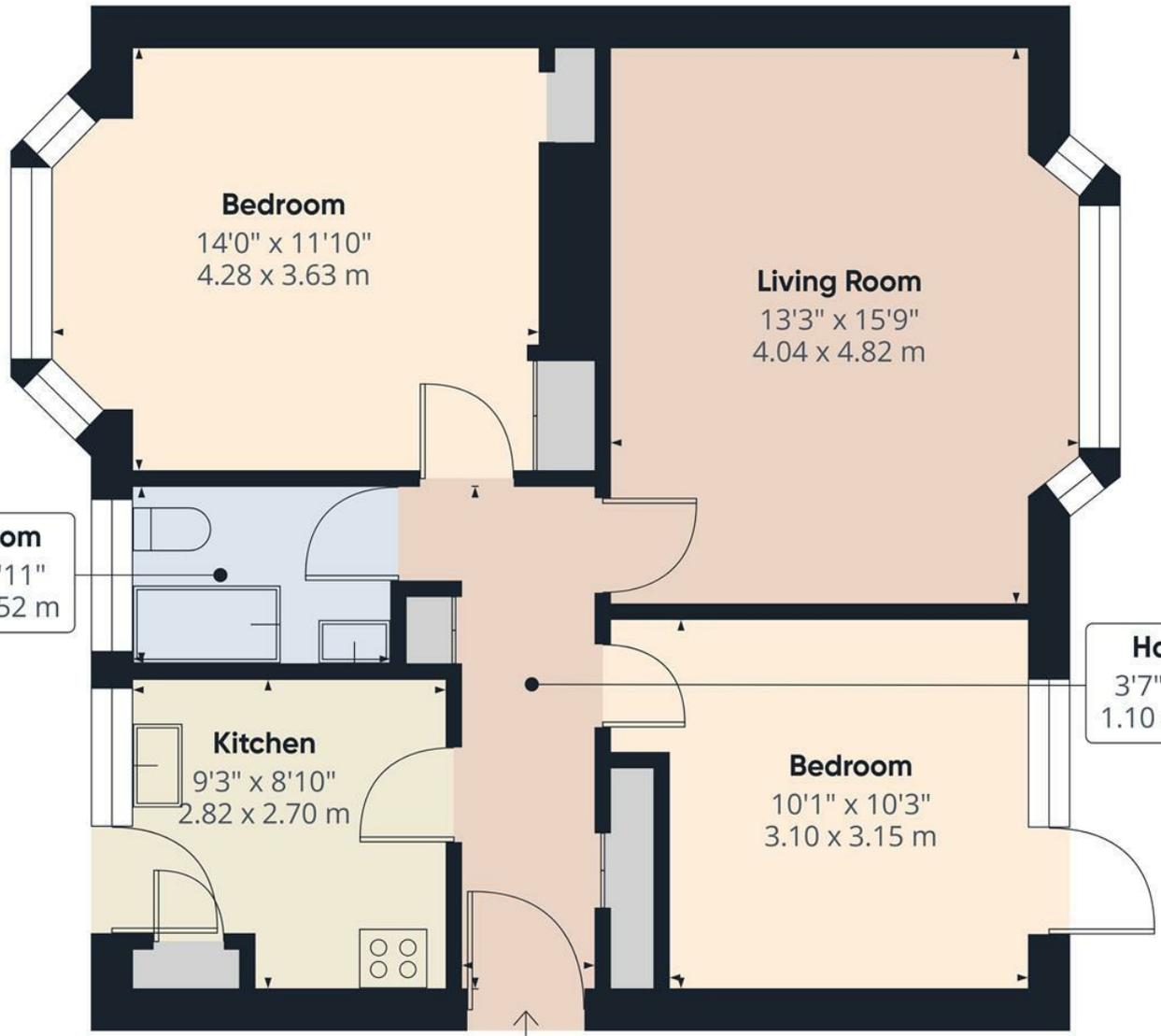
Maintenance charges £950.00/pa

Pets and assured lets are permitted.

*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. *

The location is truly exceptional, with a wide range of local amenities just a short distance away. Both the stunning North Bay and the picturesque Peasholm Park are within easy walking distance, offering excellent opportunities for leisure, relaxation, and outdoor activities. Call today to book a viewing 01723 377707.





Bathroom
7'4" x 4'11"
2.24 x 1.52 m

Bedroom
14'0" x 11'10"
4.28 x 3.63 m

Living Room
13'3" x 15'9"
4.04 x 4.82 m

Kitchen
9'3" x 8'10"
2.82 x 2.70 m

Bedroom
10'1" x 10'3"
3.10 x 3.15 m

Hallway
3'7" x 14'3"
1.10 x 4.36 m

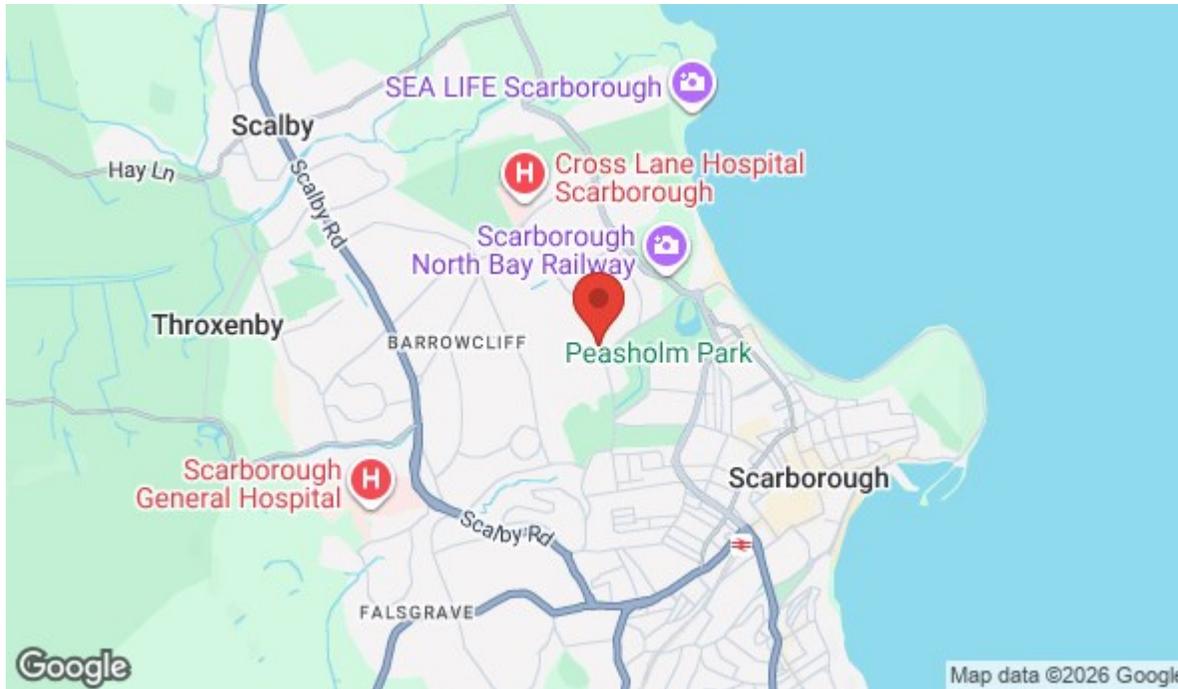


Approximate total area⁽¹⁾
672 ft²
62.5 m²

(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.





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

Viewings

Call the office to make an appointment today!

01723 377707



Looking to Sell?

Book a no obligation valuation today!

01723 377707

View our website here!