



## Flat 2, 7 Belvedere Road, Scarborough, YO11 2UU

Guide Price £130,000

- SPACIOUS FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- ON STREET PARKING
- BAY WINDOW LOUNGE
- MODERN FITTED BATHROOM & KITCHEN
- FREEHOLD
- HOLIDAY LETS AND RESIDENTIAL LETS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

## 7 Belvedere Road, Scarborough YO11 2UU

This stunning **FIRST FLOOR, FREEHOLD FLAT** is located within a sought after residential area just off the main **ESPLANADE** to the South of Scarborough. Available with **VACANT POSSESSION** and is **CHAIN FREE**, this would make a lovely **PERSONAL HOLIDAY HOME** or full time residence due to being with close proximity to **AMENITIES** and **TRANSPORT LINKS**. With a **MODERN FITTED BATHROOM** and **KITCHEN**, along with **LARGE MASTER BEDROOM** this is a fantastic property which we feel is ready to move in to.



Council Tax Band: A





Being well situated within this sought after south side location means the property affords excellent access to a wide range of amenities and attractions including; The Spa conference centre and Spa Lift with direct access to Scarborough's South Bay and the beach, local shops and clock tower as well as a choice of popular eating and drinking establishments. Located close to the transport links and amenities of Ramshill Road with day-to-day amenities including; convenience stores, pubs, eateries, butchers, pharmacies, hairdressers, dentist, post office and a doctors surgery, the property could be of huge interest to a range of buyers, most notably a professional couple looking for their first home or someone looking for a second property/holiday home.

The property itself comprises; entrance hallway providing access to two generously sized double bedrooms, a modern fitted bathroom and a beautiful open plan kitchen/lounge with a large bay window with views towards the sea. The modern kitchen benefits from built in appliances including a dishwasher, washing machine, fridge-freezer and a built in oven/hob, with the property also benefiting from gas central heating, beautiful original wooden framed windows and neutral decor throughout.

We have no information as to if there is a maintenance agreement in place or whether there is any communal fire regulations. These matters would be confirmed by a solicitor during the sale progression.

Contact our experienced team today for further information 01723 377707



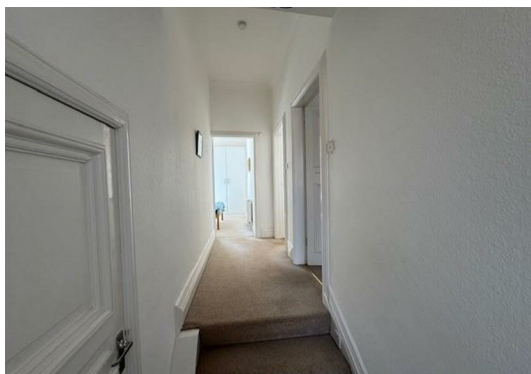
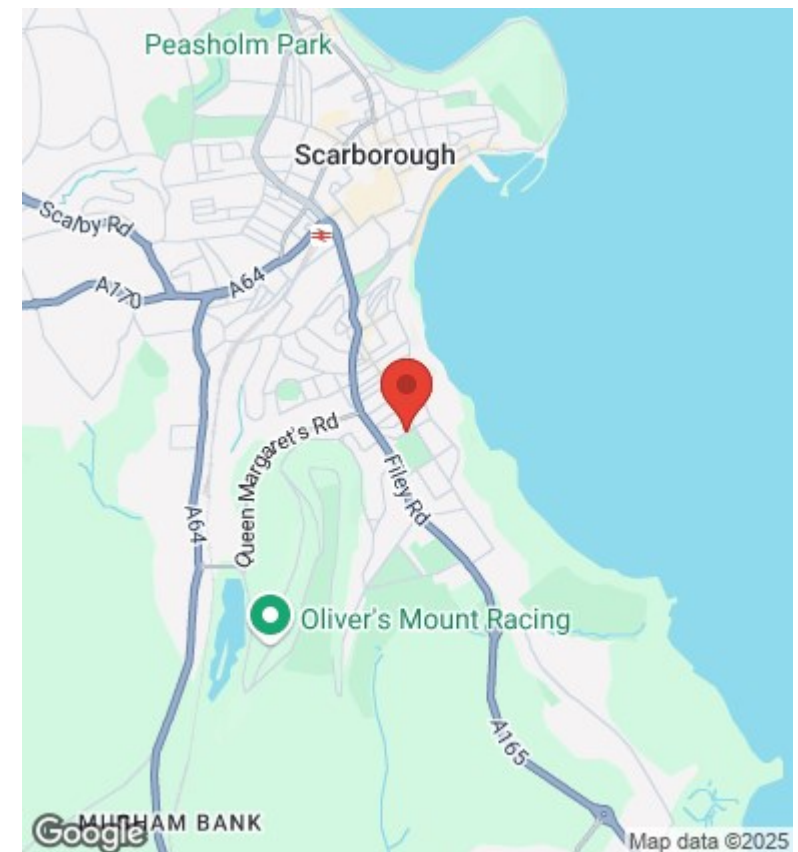


Approximate total area<sup>(1)</sup>  
713.45 ft²  
66.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

