



## *2 Roosevelt Court Sandybed Lane, Scarborough, YO12 5LN*

*Offers In The Region Of £157,500*

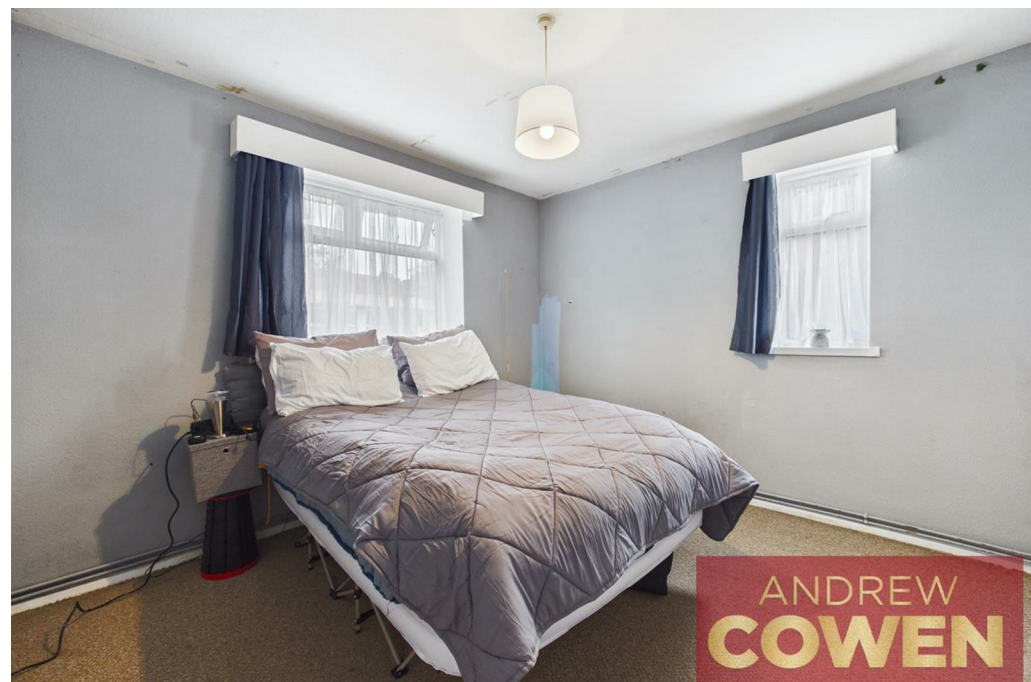
- *Spacious two-bedroom ground floor apartment*
- *Attractive communal gardens*
- *Bathroom and separate WC*
- *Garage*
- *Excellent scope for modernisation*
- *Large reception room with bay window*
- *Sought-after residential location*
- *Separate fitted kitchen*
- *No onward chain*

## 2 Roosevelt Court Sandybed Lane, Scarborough YO12 5LN

A spacious and highly versatile two-bedroom ground floor apartment set within a sought-after residential development with beautifully maintained communal gardens and garage. The property presents an exceptional opportunity to create a superb home with generous room proportions, flexible living space and excellent long-term potential. Ideally positioned close to local amenities and transport links, the property is offered with no onward chain.



Council Tax Band: B



A spacious and well-proportioned two-bedroom ground floor apartment situated within a highly regarded residential development, benefiting from beautifully maintained communal gardens and a garage.

The property offers flexible and versatile accommodation throughout, including a generous principal reception room with attractive bay window, a separate fitted kitchen with direct access, two well-sized bedrooms, a bathroom and separate WC.

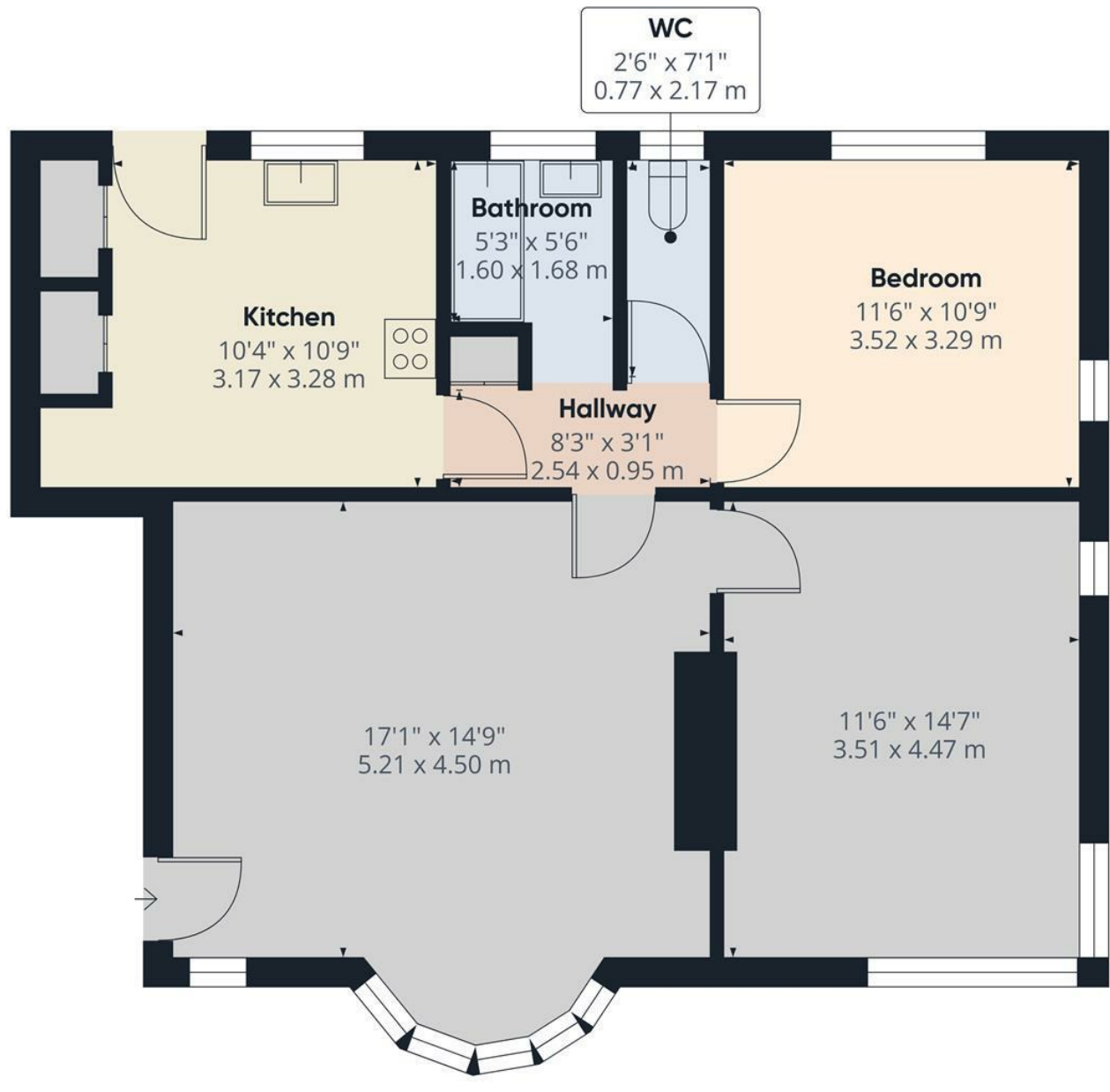
The apartment offers excellent potential for modernisation and improvement, making it an ideal opportunity for purchasers seeking to create a stylish home to their own specification. Particular features include the excellent room proportions, abundance of natural light and pleasant outlooks over the surrounding gardens.

Externally, residents enjoy extensive mature communal gardens together with garage facilities and convenient resident parking nearby.

Situated in a sought-after location, the property is well placed for local amenities, transport connections and nearby green spaces.

Offered with no onward chain, early viewing is highly recommended.





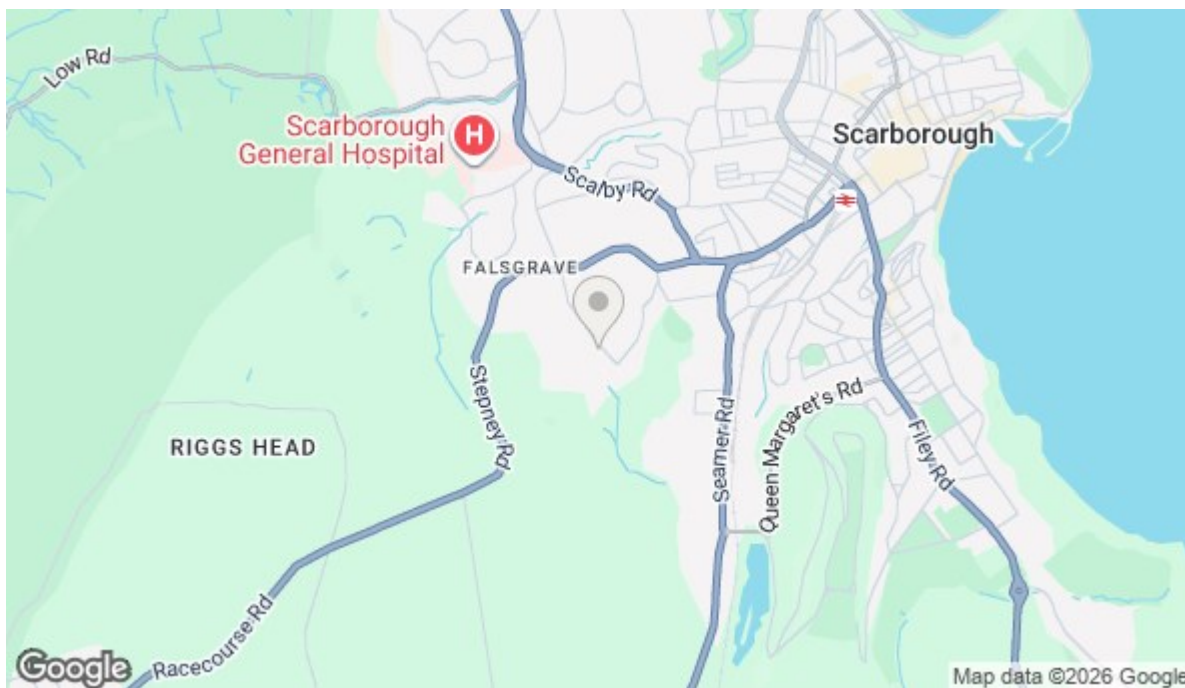
Approximate total area<sup>(1)</sup>  
781 ft<sup>2</sup>  
72.5 m<sup>2</sup>

(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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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