ANDREW COWEN

Flat 1 Weldon Court, Weaponness Park, Scarborough, YO11 2UA

Guide Price £295,000

- ATTRACTIVE PERIOD BUILDING
- BESPOKE KITCHEN
- LOW MAINTENANCE PRIVATE GARDENS
- FREEHOLD
- IMMACULATE GROUND FLOOR APARTMENT
- RESIDENTS PARKING
- CLOSE TO LOCAL AMENITIES
- THREE SPACIOUS BEDROOMS
- SOUGHT AFTER LOCATION
- MAINTENANCE CHARGE £950.00 EVERY SIX MONTHS

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www.andrewcowen.com

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Andrew Cowen Estate Agents are delighted to bring to the market this IMMACULATE WELL PRESENTED ground floor apartment located in the HIGHLY SOUGHT AFTER WEAPONNESS location with THREE BEDROOMS, THREE BATHROOMS, THREE RECEPTION AREAS, MODERN INTERIOR and PRIVATE GARDENS. This SPACIOUS apartment benefits from all the charm and character that this attractive period building offers. With off road residents parking and NO ONWARD CHAIN this makes a great opportunity for a host of buyers. THIS UNIQUE APARTMENT IS DEFINITELY ONE NOT TO MISS.

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Council Tax Band: E

This light and airy home briefly comprises: spacious entrance hall, lounge with feature log burner, fully fitted kitchen with bespoke units and solid oak worktops, integrated appliances and breakfast area, double doors to the rear garden and a separate dining area, study with dual aspect windows, three double bedrooms, two bathrooms and one ensuite shower room.

Externally you are presented with well maintained gardens to the side and rear aspects and off-road parking for residents.

Nearby are plenty of local amenities on Ramshill Road shopping parade which include, convenience stores, butchers, pubs, eateries, hotels, post office, pharmacy and much more. There are also two major supermarkets located nearby as well as public transport links and Scarborough train station providing access to Malton, York and beyond. Located nearby is Scarborough's South Bay and sandy beach, The Esplanade, Clock Tower and South Cliff Golf Course making this an excellent full-time residence.

Maintenance charge £950.00 every 6 months, with Nicholsons. *All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. *

We would highly recommend a viewing to appreciate the charm and character this property has to offer. Please call one of our friendly sales team on 01723 377707.

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1624 ft²

150.8 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.

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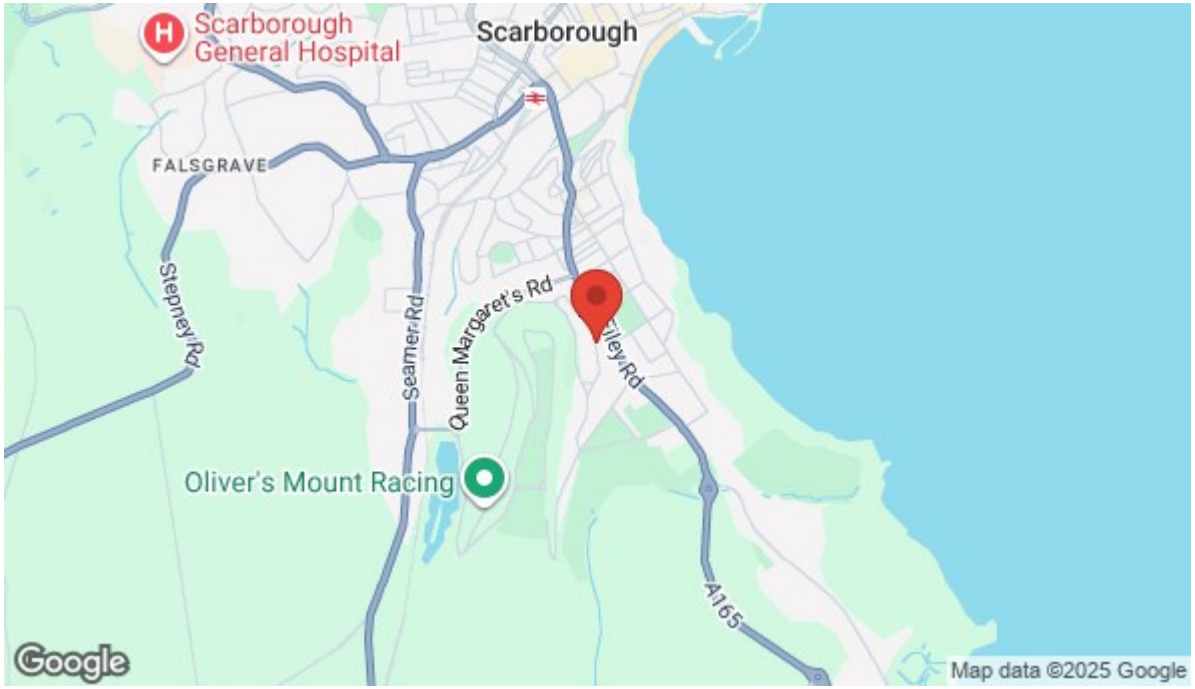

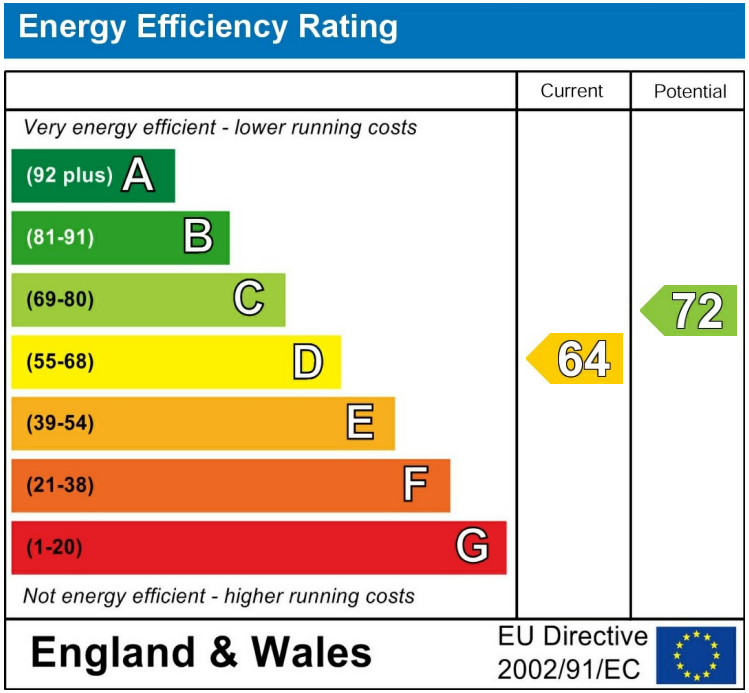

Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

Looking to Sell?

Book a no obligation valuation today!

01723 377707

View our website here!

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