



## *23 Charles William Apartments North Leas Avenue, Scarborough, YO12 6LY*

*Guide Price £115,000*

- SECOND FLOOR APARTMENT
- ENTRY PHONE SYSTEM
- GOOD SCHOOL CATCHMENT AREA
- LEASEHOLD WITH A SHARE OF FREEHOLD
- TWO BEDROOMS
- ALL ELECTRIC
- CLOSE TO NORTH BAY BEACH
- ALLOCATED PARKING SPACE
- UPVC DOUBLE GLAZING
- PURPOSE BUILT PROPERTY

## 23 Charles William Apartments North Leas Avenue, Scarborough YO12 6LY

Andrew Cowen Estate Agents are pleased to present to the market this well-maintained PURPOSE BUILT, SECOND FLOOR LEASEHOLD APARTMENT benefitting from AN ALLOCATED CAR PARKING SPACE and a convenient location to local amenities and public transport links, offered with vacant possession, this property would make an ideal purchase for a first-time buyer, second-home owner, or those looking to downsize. The property is well positioned for easy access to Peasholm Park, the North Bay beach and a variety of popular attractions found on Scarborough's sought-after North side.



Council Tax Band: B



The property comprises; an entrance hall with storage, spacious lounge/dining area with adjoining fitted kitchen with a range of wall and base units and integrated oven and hob, two bedrooms and a three-piece family bathroom with overhead shower. The property is neutrally decorated and benefits from UPVC double glazing and electric heating.

Situated in a popular residential area to the north of Scarborough, the property falls within a good school catchment area and is located approximately half a mile from North Bay Beach and the Sea Life Centre. Nearby attractions also include Peasholm Park, the Open-Air Theatre, Alpamare Water Park, and Scarborough North Cliff Golf Club, making this an excellent location to enjoy all that Scarborough has to offer.

Maintenance fees for 2025 £836.63/pa

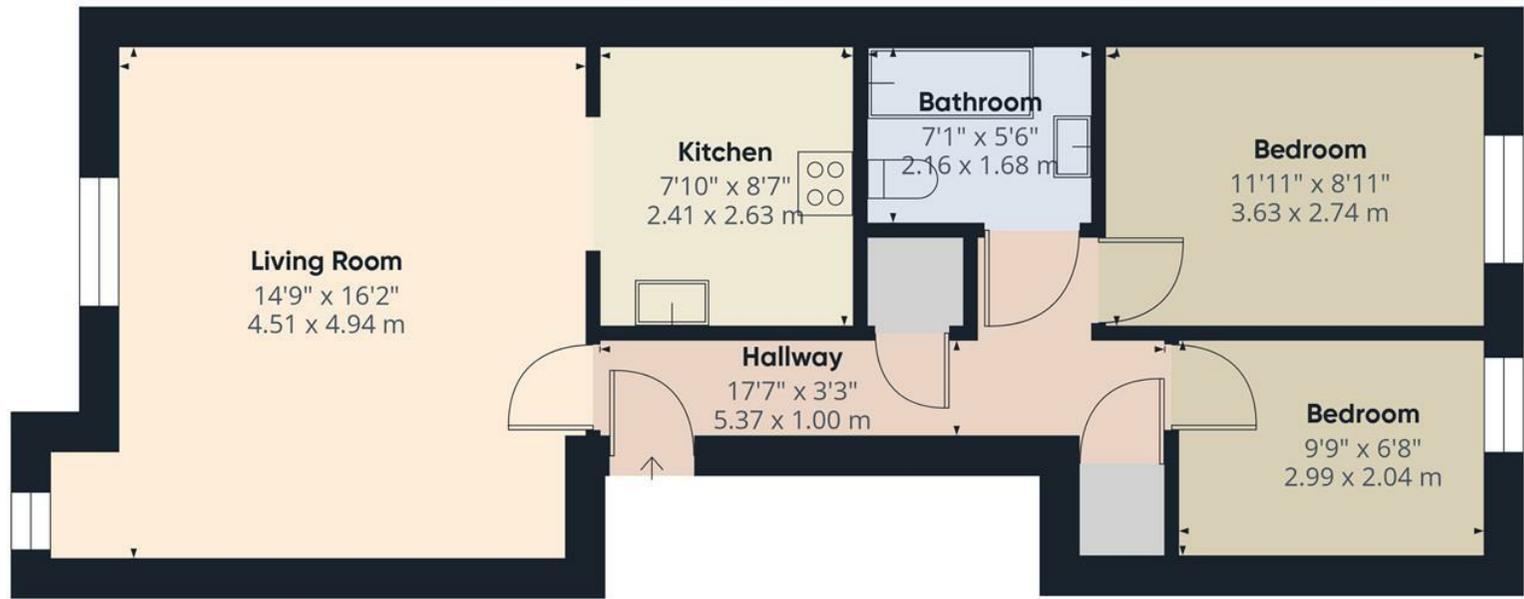
Ground rent £50.00/pa

Leasehold with a share of freehold

Holiday lets not permitted.

Contact one of our friendly Sales Team today to book a viewing  
01723 377707.





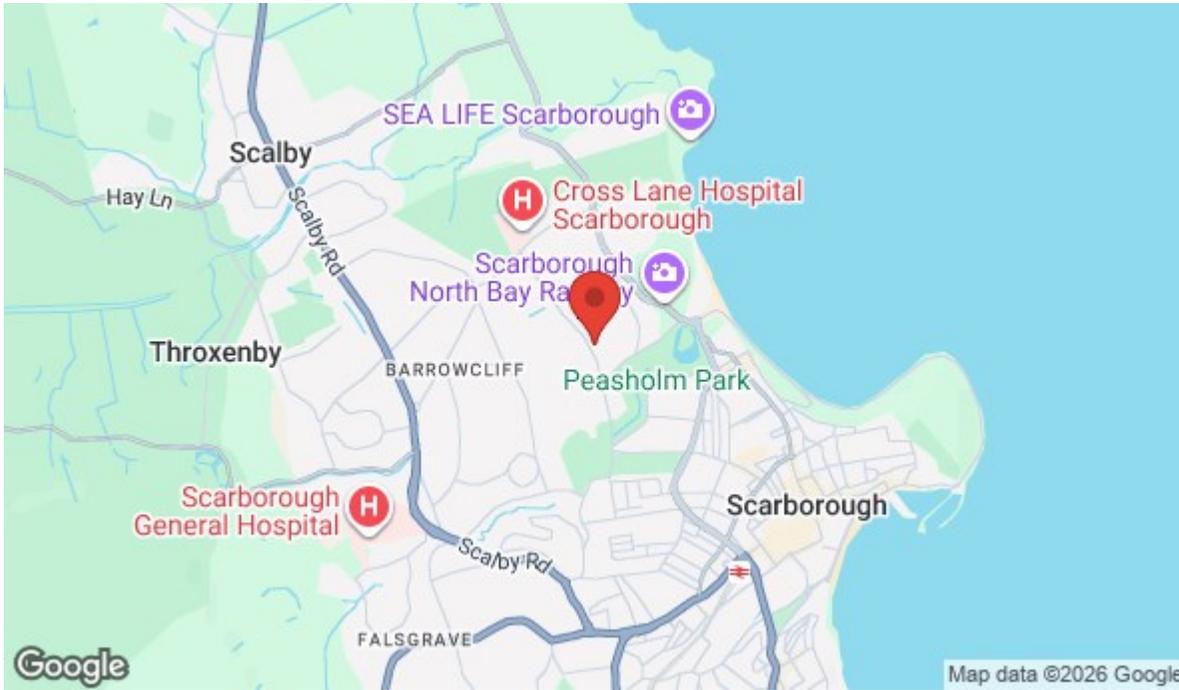
Approximate total area<sup>(1)</sup>  
620 ft<sup>2</sup>  
57.4 m<sup>2</sup>

(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.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewings

Call the office to make an appointment today!

**01723 377707**



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## Looking to Sell?

Book a no obligation valuation today!

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