



Flat 8, The Oaklands, 14. Esplanade, Scarborough, YO11 2AF

Asking Price £215,000

- TWO BED SECOND FLOOR APARTMENT
- FIVE PERSON LIFT
- REAR WINDOWS UPVC DOUBLE GLAZING
- FREEHOLD - NO ONWARD CHAIN
- MODERN FITTED KITCHEN
- TWO BATHROOMS
- FABULOUS SEA VIEWS
- GAS CENTRAL HEATING
- FRONT SASH WINDOWS WITH SECONDARY GLAZING
- CLOSE TO SOUTH BAY AND TOWN CENTRE

14. Esplanade, Scarborough YO11 2AF

ANDREW COWEN ESTATE AGENTS are proud to present to the market this **TWO BEDROOM, SECOND FLOOR APARTMENT, BOASTING STUNNING SEA VIEWS** within proximity to **SOUTH BAY BEACH AND SCARBOROUGH TOWN CENTRE**. This property is an ideal purchase for somebody looking for a **SEASIDE HOLIDAY HOME** or **PERMANENT RESIDENCE**.



Council Tax Band: C



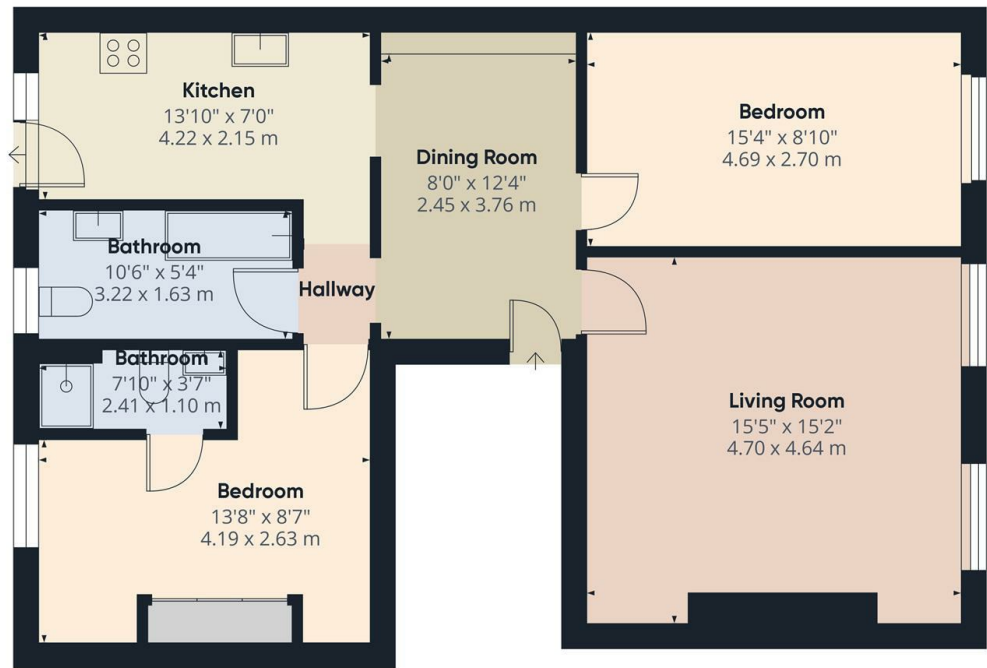
This apartment briefly comprises; ENTRANCE/DINING ROOM, FRONT FACING LOUNGE with wooden sash windows and secondary glazing providing BREATHTAKING VIEWS overlooking the sea and Scarborough Castle. The property features a MODERN FITTED KITCHEN with a range of wall and base units, with an array of integrated appliances including fridge, induction hob, oven, microwave and new dishwasher and washing machine. There is a three-piece FAMILY BATHROOM with overhead shower. TWO GOOD SIZED DOUBLE BEDROOMS with the MAIN BEDROOM having an EN-SUITE THREE-PIECE SHOWER ROOM.

Being located on Scarborough's South Cliff means the apartment has excellent access to a wide range of attractions and amenities including The Esplanade and Clock Tower, Italian Gardens, Ramshill Shopping Parade, Scarborough Spa, South Bay as well as an easy walk across Spa Bridge into the town centre.

The maintenance charge £1491.23/pa and managed by Walker Landray. FREEHOLD, Yes to assured lets and pets. *all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.*

This property would make an ideal purchase for a host of buyers including those looking for a second home by the seaside, or a permanent residence. CALL TODAY TO ARRANGE A VIEWING 01723 377707.



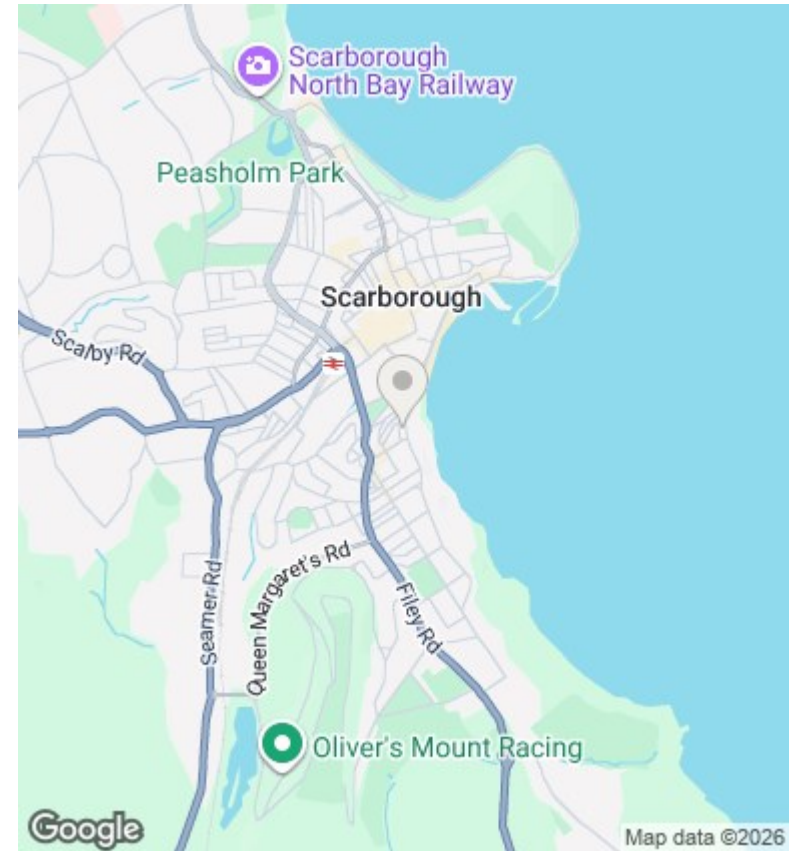


Approximate total area*
801.36 ft²
74.45 m²

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	