



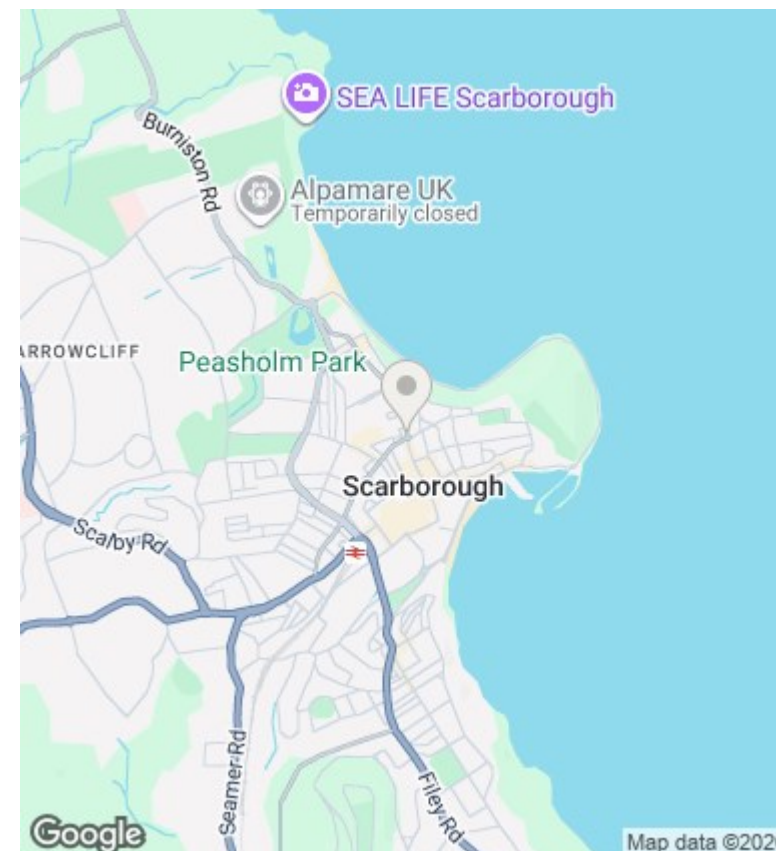
## Flat 6 Royal Sands North Marine Road, Scarborough, YO12 7HU

Guide Price £145,000

- FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA WITH INTEGRATED APPLIANCES
- TASTEFULLY DECORATED THROUGHOUT
- PASSENGER LIFT
- TWO GOOD SIZED BEDROOMS
- CONTEMPORARY FOUR PIECE BATHROOM SUITE
- ELECTRIC HEATING
- STUNNING SEA VIEWS
- FANTASTIC CENTRAL LOCATION CLOSE TO BOTH BAYS
- APPEALING TO A NUMBER OF BUYERS



TOTAL APPROX. FLOOR AREA 54.8 SQ.M. (590 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 6/2/20



## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

B

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	83
(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	