



## *3 Astoria Court Esplanade, Scarborough, YO11 2BA*

*Reduced To £179,000*

*and a contribution towards stamp duty*

- *GROUND FLOOR APARTMENT*
- *DIRECT SEA VIEWS*
- *STYLISH KITCHEN WITH SEA VIEWS*
- *EXCELLENT DECORATIVE ORDER*

- *TWO DOUBLE BEDROOMS*
- *SPACIOUS ACCOMMODATION*
- *A MUST FOR VIEWING*

- *OPEN PLAN LAYOUT, OUTSTANDING*
- *HIGHLY SOUGHT AFTER AREA*
- *PETS NOT PERMITTED*

## 3 Astoria Court Esplanade, Scarborough YO11 2BA

GROUND FLOOR APARTMENT with OPEN PLAN LAYOUT AND EXCELLANT SEA VIEWS, this would make a FANTASTIC HOME in a HIGHLY SOUGHT AFTER AREA. With SPACIOUS ACCOMMODATION and just moments from the SOUTH BAY BEACH, local AMENITIES. MOTIVATED VENDOR



Council Tax Band: C



Astoria Court, a prestigious residential building of 25 apartments, situated on the famed Esplanade directly overlooking the south bay beach with views stretching from Scarborough Castle across the horizon to Filey Headland. Situated in a lovely residential area close to the wonderful Rose and Italian Grounds and walking routes of The Esplanade, and the local transport links and amenities of Ramshill Road, we are sure this property to be of appeal to a vast array of purchasers. The amenities close by include; convenience stores, hotels, pubs and eateries, salons, pharmacies and more - everything that is needed for day-to-day living.

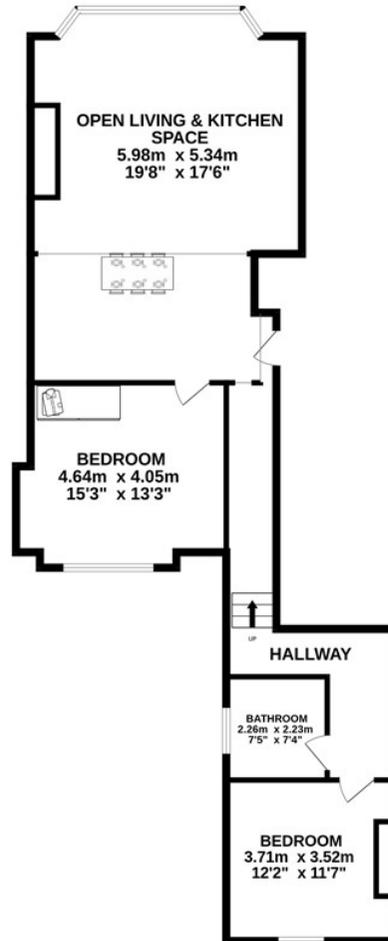
The property which 'in our opinion' is ready to move into comprises from the well kept communal hallway; a tiered, bright hallway which provides access to the very spacious, open-plan modern dining-kitchen and spacious living room with stunning sea views from the bay window. There are two good-sized double bedrooms, and a contemporary style, four piece bathroom suite with walk in shower cubicle. All carpets will be included.

The maintenance for this block is £700.0 twice yearly. No to holiday lets, yes to AST lets and no to pets., 946 years remaining on the lease \*all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.\*

For more information or to arrange your viewing call our experienced sales team now on 01723 377707. viewing will not disappoint.



GROUND FLOOR  
94.4 sq.m. (1016 sq.ft.) approx.



TOTAL FLOOR AREA : 94.4 sq.m. (1016 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>81</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | <b>47</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<br>2002/91/EC |           |

**Viewings**

Call the office to make an appointment today!

**01723 377707**



View our website here!

**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**