



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

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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

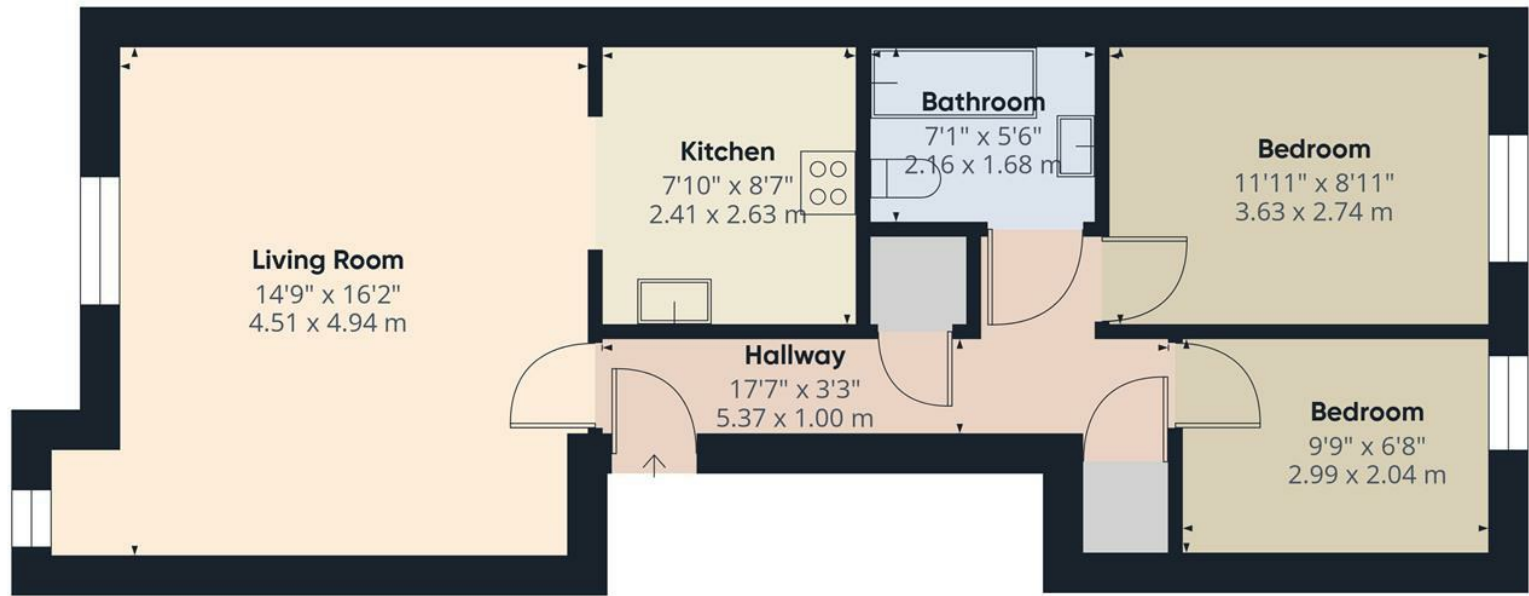
Ground rent £50.00/pa

Leasehold with a share of freehold

Holiday lets not permitted.

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





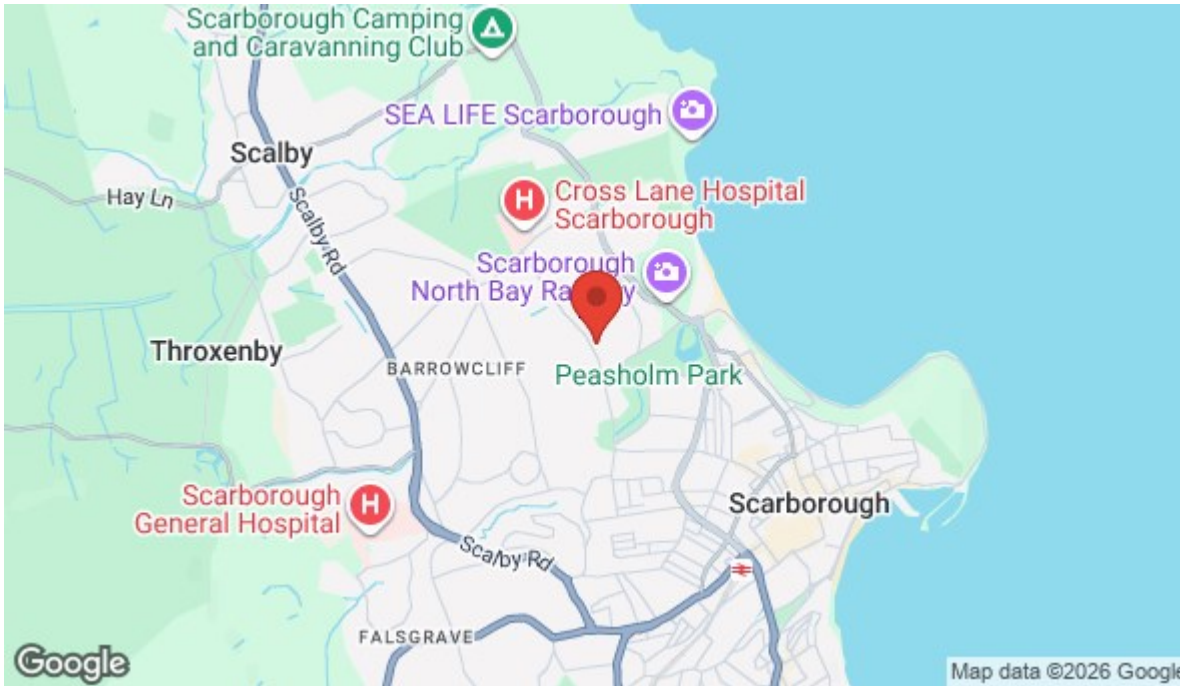
Approximate total area⁽¹⁾
620 ft²
57.4 m²


(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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewings

Call the office to make an appointment today!

01723 377707



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Book a no obligation valuation today!

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