



Apartment 7, 3 Belmont Road, Scarborough, YO11 2AA

Guide Price £200,000

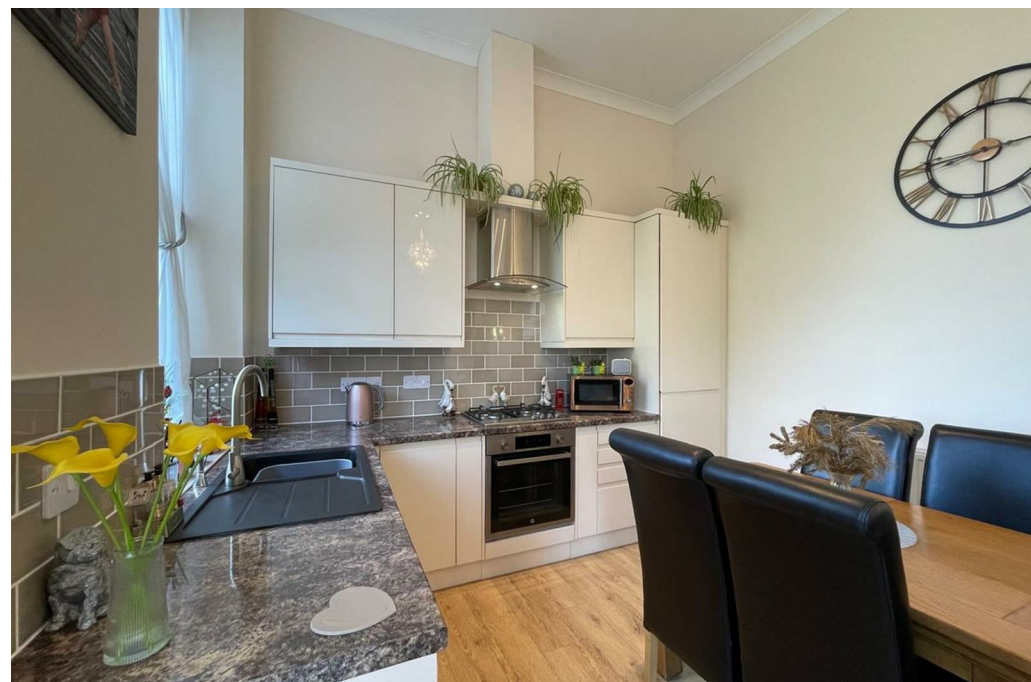
- **SPACIOUS GROUND FLOOR APARTMENT**
- **WOODEN SASH DOUBLE GLAZING**
- **LEASEHOLD WITH A SHARE OF FREEHOLD**
- **TWO DOUBLE BEDROOMS**
- **GAS CENTRAL HEATING**
- **MAINTENANCE CHARGE APPROX £1200.00/PA**
- **OPEN PLAN LAYOUT**
- **CLOSE TO LOCAL AMENITIES**
- **INTEGRATED APPLIANCES**

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Andrew Cowen Estate Agents are pleased to present to the market this SPACIOUS TWO-BEDROOM GROUND FLOOR APARTMENT nestled in the charming area of Belmont Road, Scarborough, with WOODEN SASH DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING and an OPEN PLAN LIVING/KITCHEN AREA. This property would suit a host of buyers including first time buyers, small families or holiday retreat to enjoy all that Scarborough has to offer.



Council Tax Band: A



Upon entering, the property briefly comprises, a hallway which leads to the spacious living area with a lovely feature bay window allowing plenty of natural light to flood through, a kitchen/dining area with a range of wall and base units and integrated appliances to include, gas hob, electric oven, fridge freezer and washing machine, this open plan layout is perfect for entertaining family and friends. The apartment has two good sized double bedrooms, and a fully tiled three-piece shower room.

Leasehold with a share of freehold, 992yrs remainings.

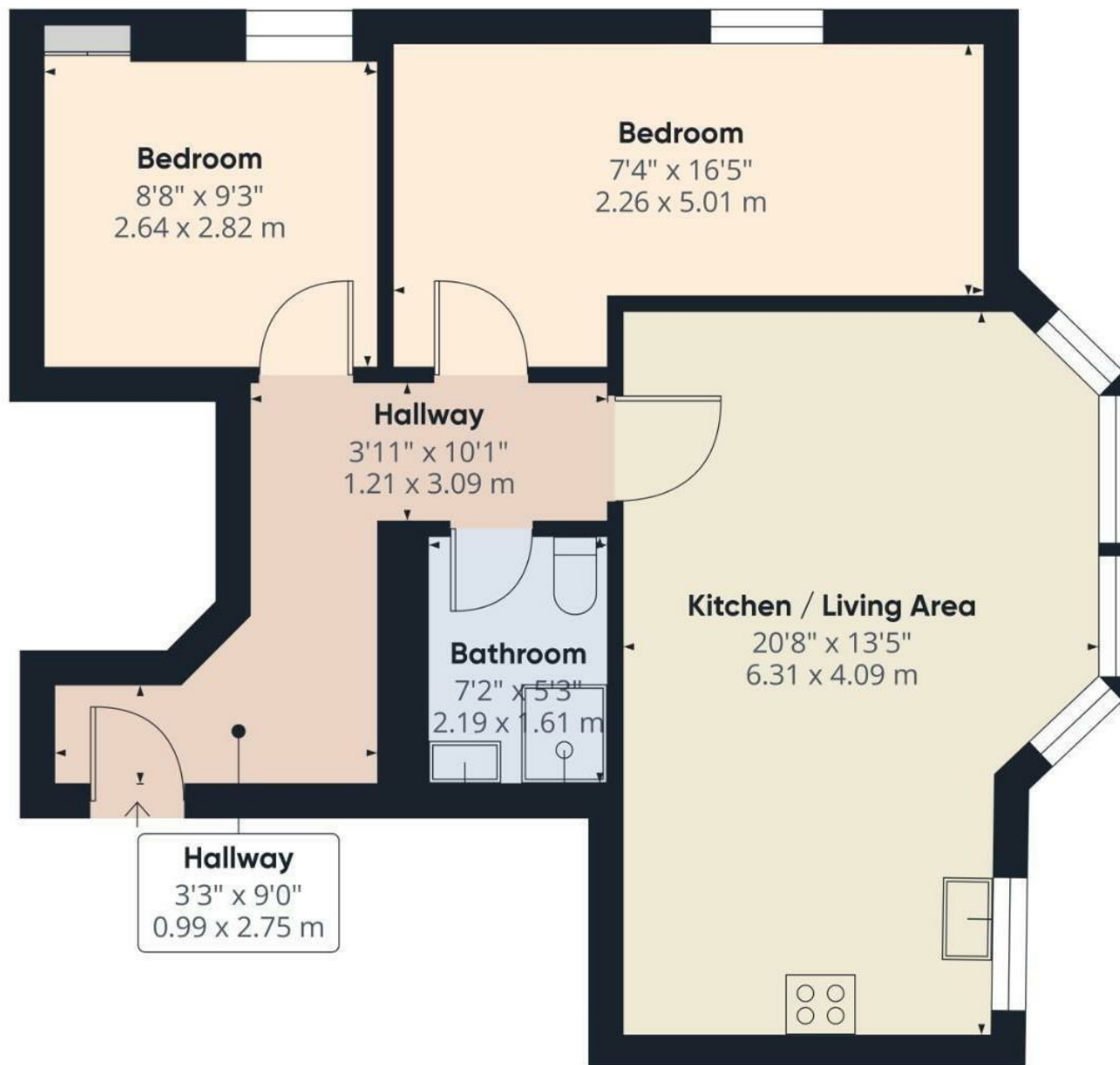
Maintenance charge approx. £1200.00/pa

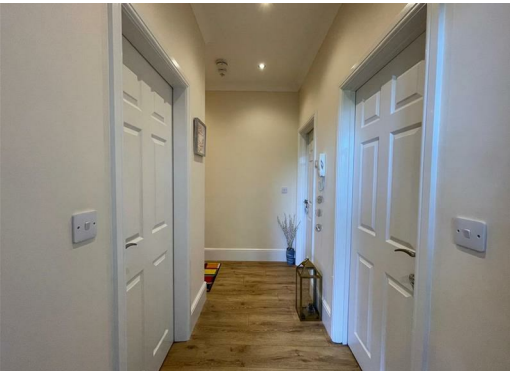
***All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. ***

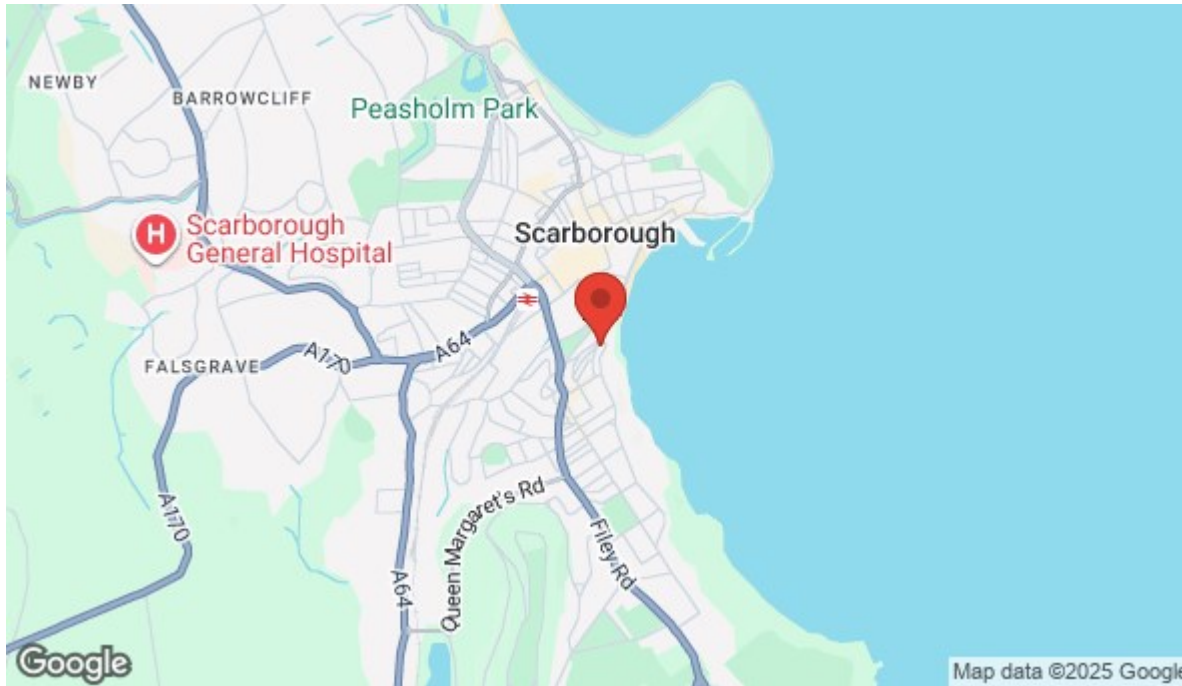
Nearby are plenty of local amenities on Ramshill Road shopping parade which include, convenience stores, pubs, eateries, hotels, post office, pharmacy and much more. There are also two major supermarkets located nearby as well as public transport links and Scarborough train station providing access to Malton, York and beyond. Located nearby is Scarborough's South Bay and sandy beach, The Esplanade, Clock Tower and South Cliff Golf Course making this an excellent full-time residence


DON'T LET THIS OPPORTUNITY PASS YOU BY, call one of our friendly sales team to book your viewing today 01723 377707









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 	

Viewings

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