ANDREW COWEN

Grafton House, Flat 2, 32 Esplanade Gardens, Scarborough, YO11 2AP

Offers In Excess Of £90,000

- *Spacious one-bedroom ground floor apartment*
- *Modern dining kitchen with garden access*
- *Modern bathroom with white suite*
- *Private entrance and generous accommodation*
- *Private patio and lawned garden*
- *Sought-after location close to the town centre and South Bay seafront*
- *Impressive bay-fronted living room*
- *Character features and high ceilings*
- *Excellent first-time buyer or investment opportunity*

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com

Flat 2, 32 Esplanade Gardens, Scarborough YO11 2AP

A spacious and characterful one-bedroom ground floor apartment offering well-proportioned accommodation, featuring a superb bay-fronted living room, generous dining kitchen, private entrance and attractive private patio and gardens. Ideally situated in a sought-after location close to Scarborough town centre, local amenities and the South Bay seafront, this charming home presents an excellent opportunity for first-time buyers, downsizers or investors.

1 1 1 E

Council Tax Band: A

Spacious One Bedroom Ground Floor Apartment with Private Entrance, Generous Gardens and Character Features

Occupying a desirable ground floor position within an attractive period building, this spacious one-bedroom apartment offers well-proportioned accommodation. Combining generous room sizes with attractive character features, private access and outside space, the property presents an excellent opportunity for first-time buyers, professionals, downsizers or investors alike.

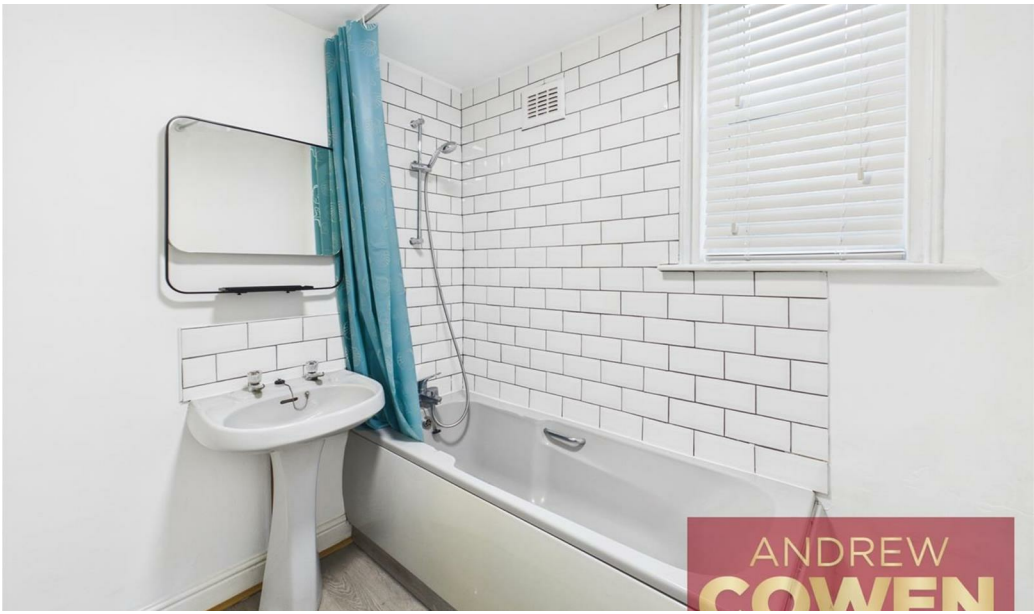
The apartment benefits from its own private entrance leading into a welcoming hallway, creating an immediate sense of independence from the main building. The heart of the home is the impressive bay-fronted living room, a wonderfully bright and spacious reception room featuring high ceilings, an attractive feature fireplace and ample space for both comfortable seating and dining.

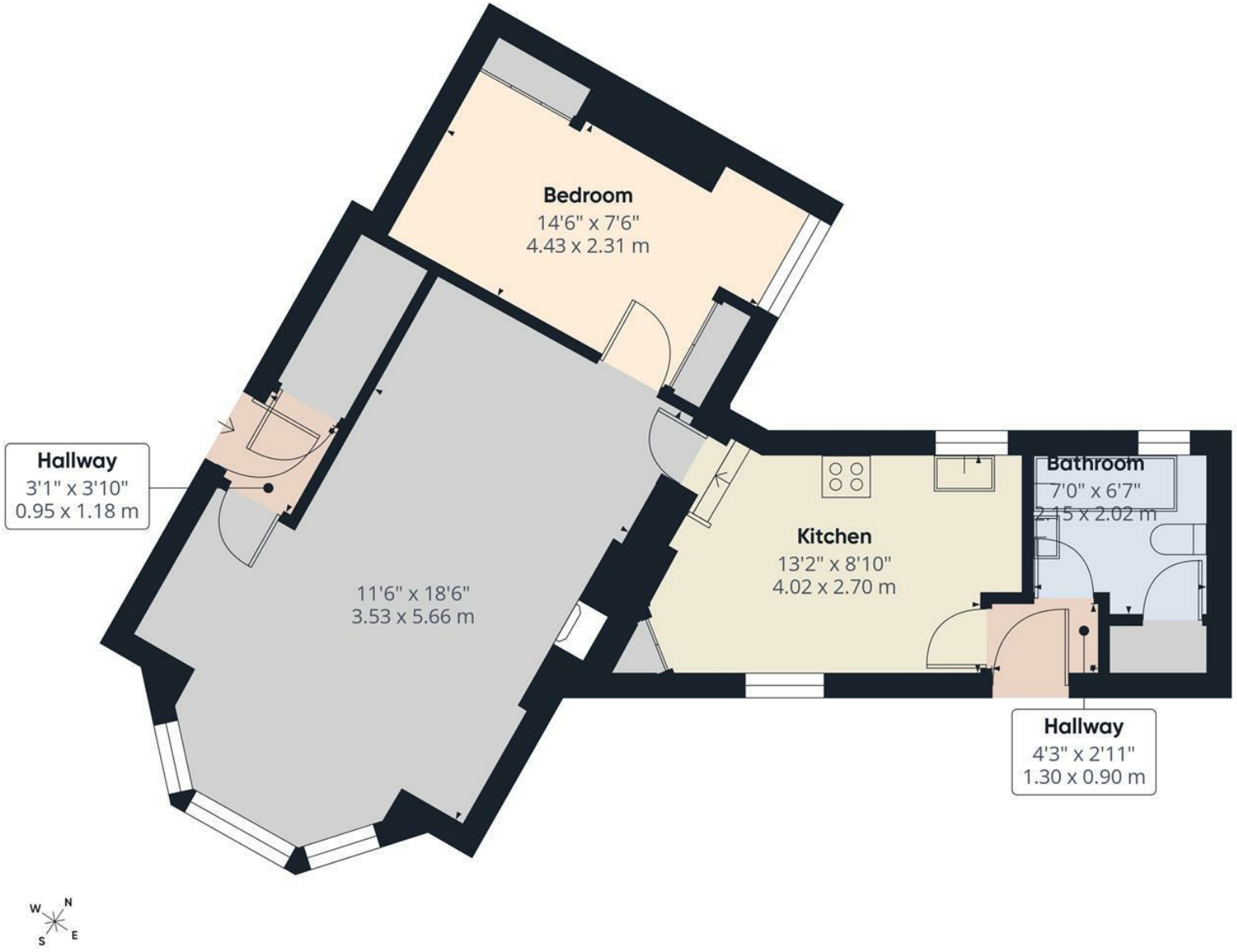
The fitted dining kitchen enjoys a pleasant outlook over the garden and provides an excellent range of fitted units, generous worktop space and room for a dining table, together with direct access to the private patio and garden—ideal for enjoying outdoor dining or relaxing during the warmer months.

The generous double bedroom offers comfortable accommodation with built-in storage, while the bathroom is fitted with a modern white suite incorporating a bath with shower over, wash hand basin and WC.

Externally, the property enjoys the rare advantage of a private patio seating area together with lawned gardens bordered by mature hedging, creating a peaceful outdoor setting with a good degree of privacy.

Conveniently situated within easy reach of local amenities, transport links, Scarborough town centre and the South Bay seafront, this appealing apartment combines period charm with practical modern living in a highly sought-after location.





ANDREW COWEN
SALES · LETTINGS · MANAGEMENT

Approximate total area[1]

607 ft²

56.5 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.

GIRAFFE360

ANDREW
COWEN

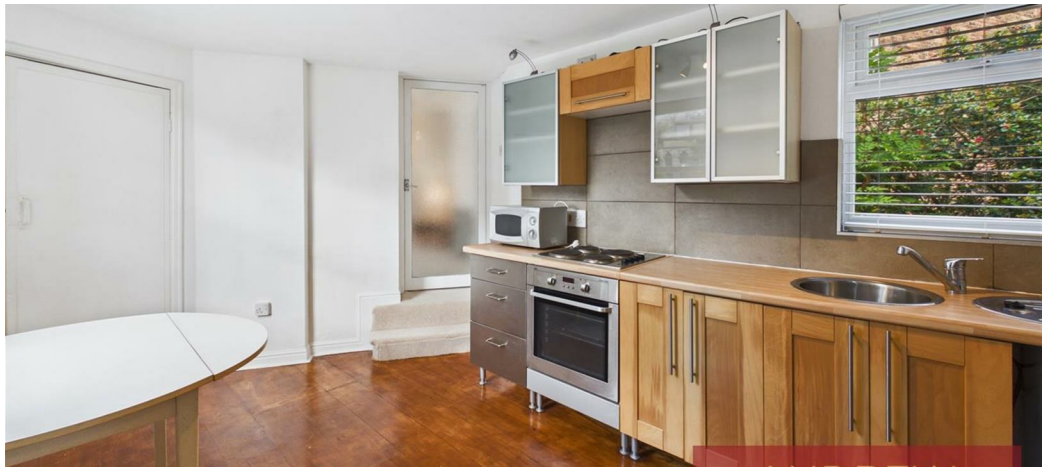
ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

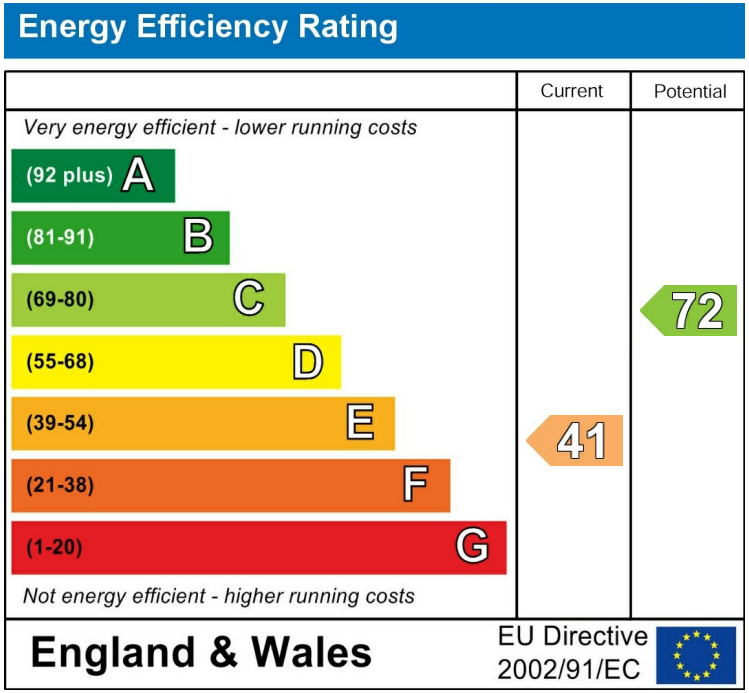
ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

ANDREW
COWEN





Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

01723 377707

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com