



## *Flat 1 Albany House, 10 Holbeck Hill, Scarborough, YO11 2XD*

*Guide Price £205,000*

- *Two-bedroom ground floor flat*
- *New gas combi boiler (10-year guarantee)*
- *Integral tandem garage*
- *Communal Garden*
- *Gas-fired central heating*
- *High quality wool carpet*
- *Newly fitted kitchen*
- *Double glazing throughout*
- *Fitted wardrobes and storage*

## Flat 1 Albany House, Scarborough YO11 2XD

Set in the highly regarded South Cliff area of Scarborough, this attractive two-bedroom ground floor apartment enjoys an enviable location just a short stroll from the Esplanade, the historic Clock Tower and the beautifully kept Italian Gardens. South Cliff is widely recognised for its elegant Victorian architecture and close proximity to the seafront, offering a pleasant blend of coastal scenery and everyday convenience. Tucked away in a peaceful residential setting, yet moments from the promenade and cliff-top walks, it offers an appealing balance of tranquility, charm and access to Scarborough's many amenities.



Council Tax Band: C



The property comprises a well-maintained two-bedroom ground floor apartment situated within a purpose-built development in the sought-after South Cliff area of Scarborough, a short distance from the Esplanade, Clock Tower and Italian Gardens. The building is of traditional red-brick construction beneath a pitched roof and contains six flats in total.

Access is via a communal entrance hall with staircase to the lower ground level for bin storage and rear access to the garages. Flats 1 and 2 are located at ground floor level. There are 6 flats total in the block.

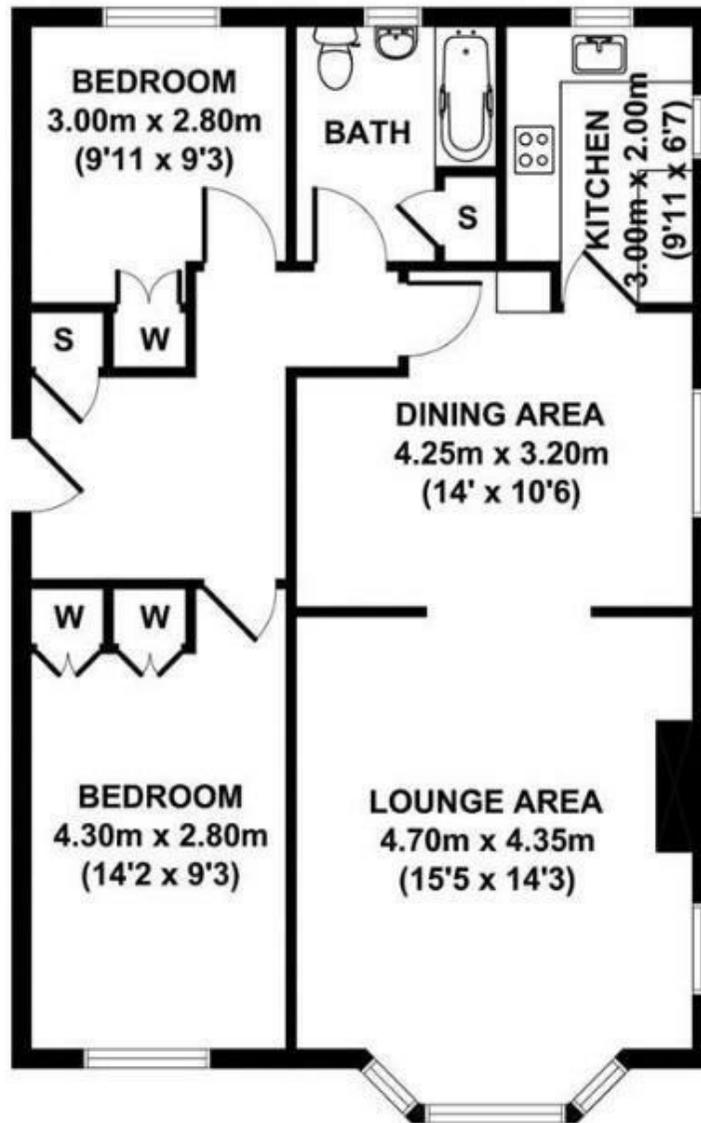
Internally, the accommodation is arranged from a central entrance hall and includes a dual-aspect lounge with feature fireplace and gas fire, together with an adjoining dining area. A newly fitted kitchen provides a modern range of wall and base units with roll-top work surfaces, ceramic hob, electric oven, extractor, enamel sink and drainer, space for appliances, and a cupboard housing a recently installed gas-fired combination boiler (10-year guarantee).

There are two bedrooms of good proportion, each with fitted wardrobes, and a bathroom appointed with a low-profile bath, shower over, low-flush WC and wash hand basin. The apartment has recently been redecorated, with new floor coverings, double glazing and gas-fired central heating throughout.

Externally, the development stands within communal wrap-around gardens laid mainly to lawn with mature shrub borders. The apartment benefits from an integral tandem garage (9.60 m × 2.80 m) with up-and-over door, power and light, and access from Belvedere Place.

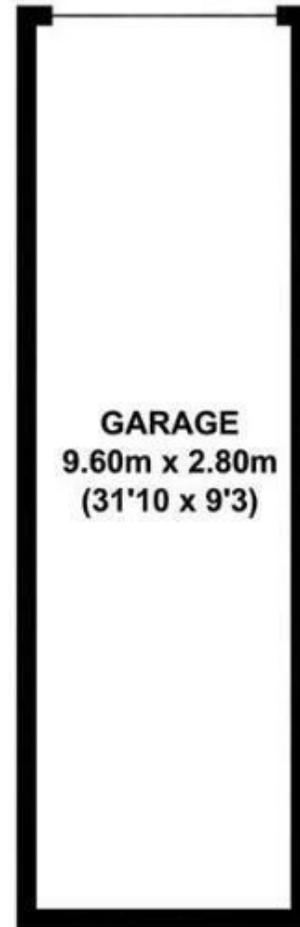
A maintenance agreement, presently administered by Nicholsons Estates, is understood to be in place at a current annual cost of approximately £800, covering buildings insurance, garden maintenance, and cleaning and lighting of communal areas.





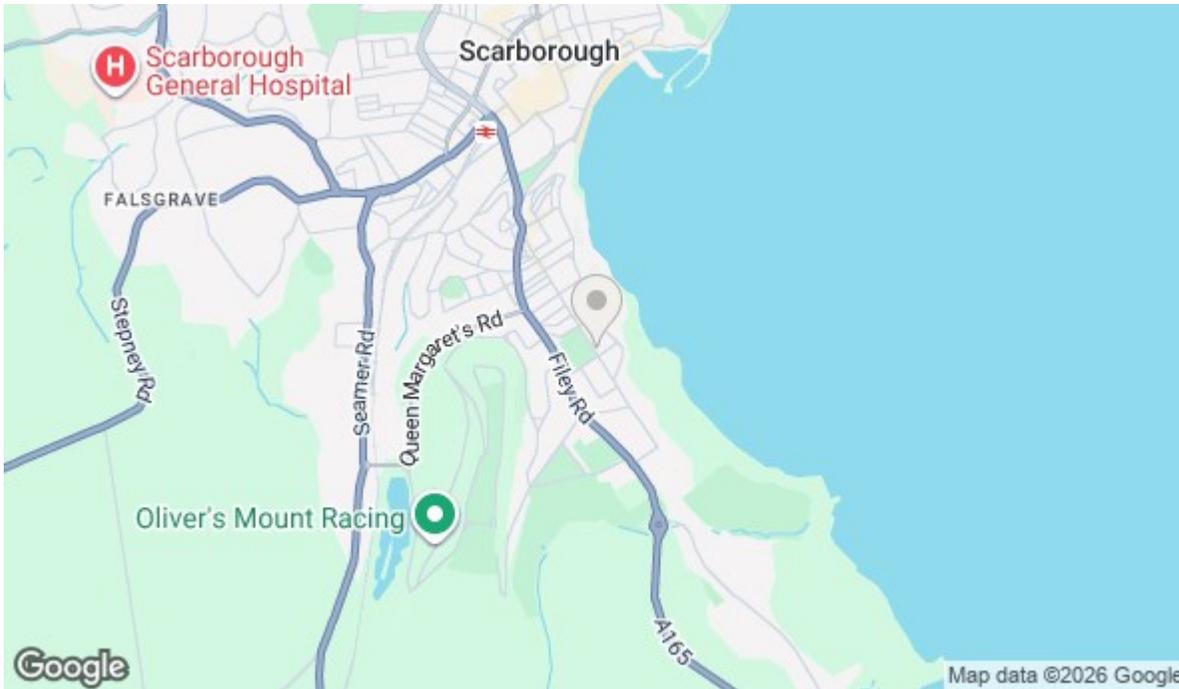
MAIN FLOOR  
GROSS INTERNAL  
FLOOR AREA 81 SQ M

ALBANY HOUSE



GARAGE  
GROSS INTERNAL  
FLOOR AREA 26 SQ M





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</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 2002/91/EC	

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