ANDREW COWEN

22, Fairview Court St. Martins Avenue, Scarborough, YO11 2DA

Guide Price £137,000

- WELL PRESENTED TWO BEDROOM APARTMENT
- PASSENGER LIFT
- INTERCOM SYSTEM
- SOUGHT AFTER SOUTH SIDE LOCATION
- BALCONY WITH SIDE SEA VIEW
- GAS CENTRAL HEATING
- LEASEHOLD WITH SHARE OF FREEHOLD
- FOURTH FLOOR
- DOUBLE GLAZING
- 988 YEARS REMAINING

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

info@andrewcowen.com
www.andrewcowen.com

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Andrew Cowen Estate Agents are delighted to welcome to the market this SPACIOUS TWO BEDROOM FOURTH FLOOR APARTMENT with PASSENGER LIFT, situated in a well-maintained development on Scarborough's sought-after South Side. Benefits from GAS CENTRAL HEATING, DOUBLE GLAZING and access to a communal entrance, presenting a convenient and comfortable home suited to a wide range of purchasers, including retirees, professionals, or those seeking a coastal retreat.

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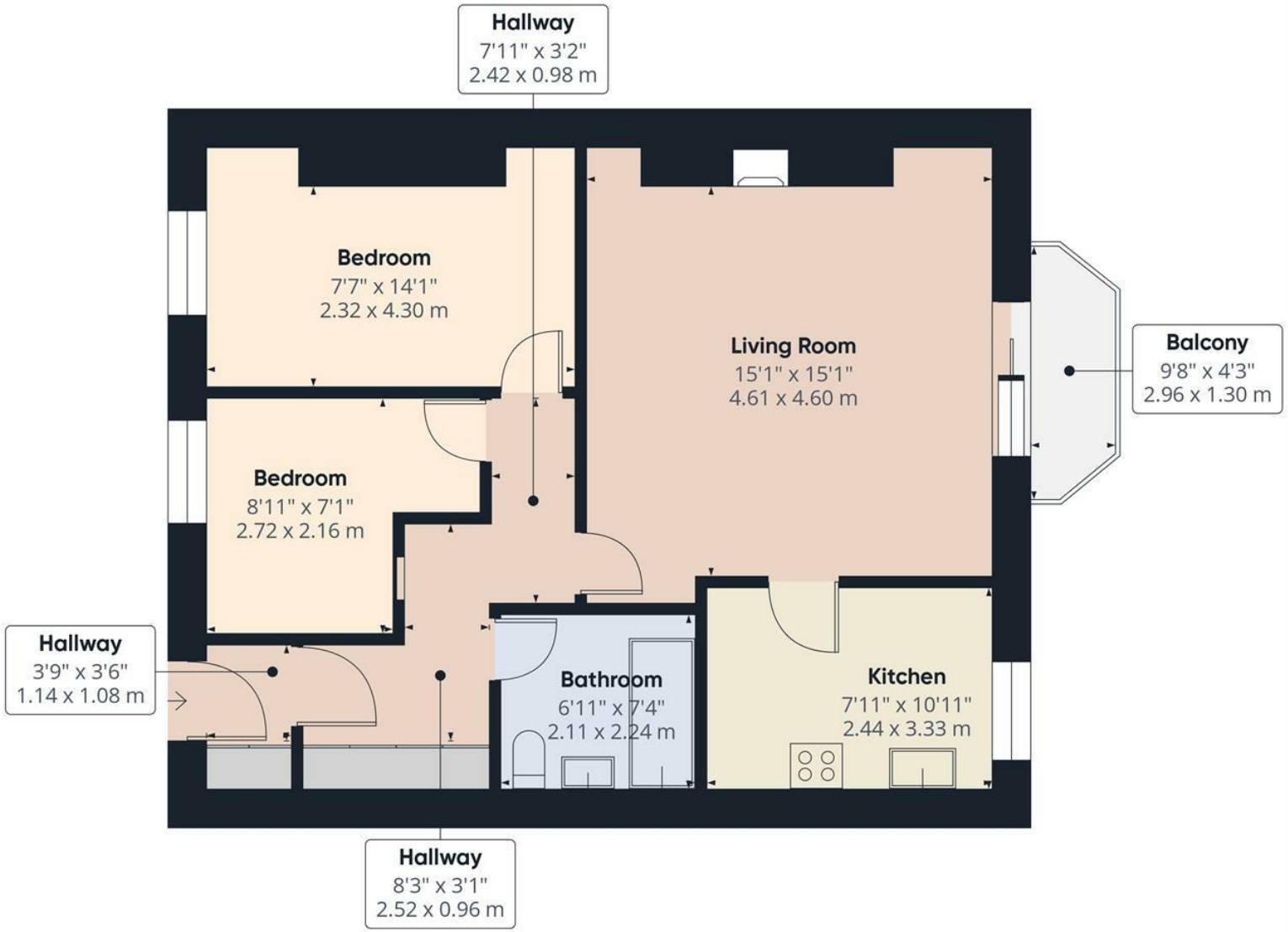
Council Tax Band: B

The internal accommodation is well-proportioned and briefly comprises, entrance hall with built-in storage, a spacious lounge/dining area with sliding patio doors to the balcony providing fantastic views over Scarborough and side sea views, features an electric fireplace for those cosy evenings, a modern fitted kitchen with a range of wall and base units and plenty of workspace, two double bedrooms with the master bedroom offering built in furniture, and a modern three-piece family bathroom with shower over the bath and jacuzzi function.

Externally, the property benefits from permit-based on-street parking and is ideally positioned within walking distance of local shops, restaurants, cafes. 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

This property is presented to a good standard throughout and offers an excellent opportunity for those seeking a low-maintenance apartment in a desirable coastal setting. Early viewing is highly recommended to appreciate the accommodation and location on offer. Call one of our friendly sales team today on 01723 377707.



ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

671 ft²

62.3 m²

Balconies and terraces

38 ft²

3.5 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.

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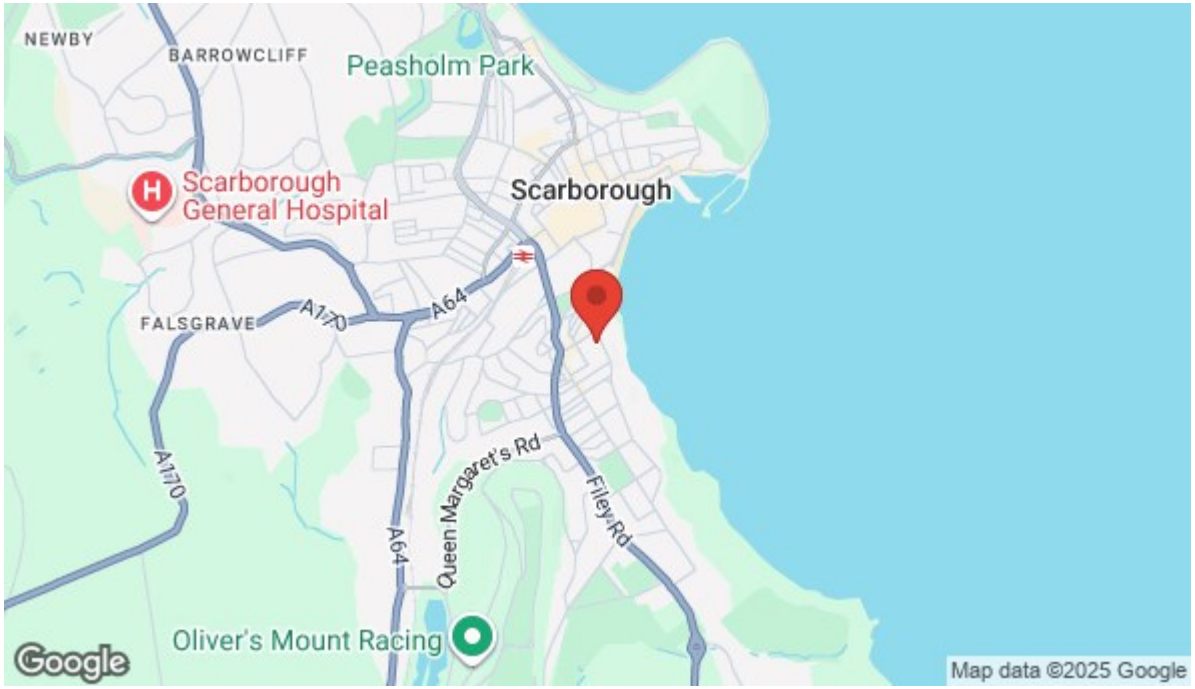

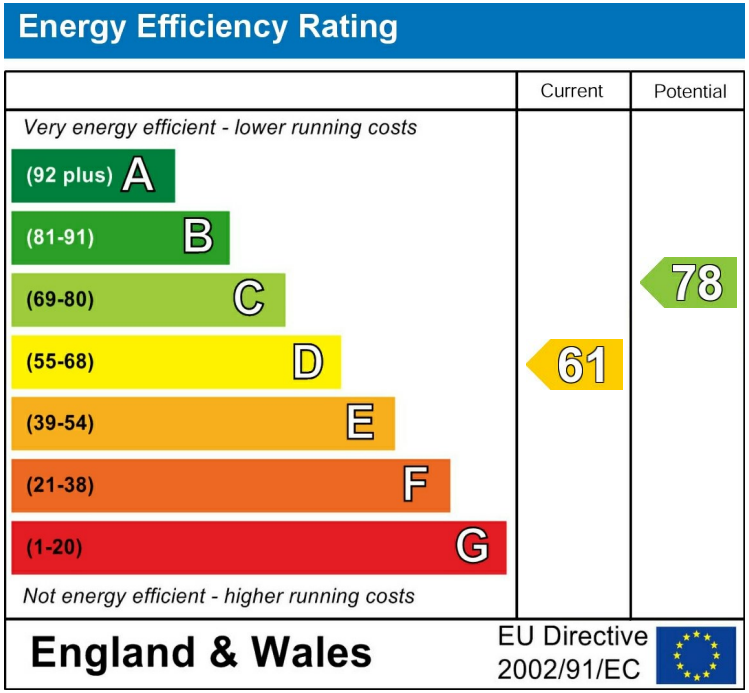

Viewings

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!

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