



## Flat 2, Fairview Court St. Martins Avenue, Scarborough, YO11 2DA

Guide Price £134,950

- Two double bedrooms
- Modern kitchen
- Prime South Cliff location
- Ground floor position
- Gas central heating
- Well-maintained throughout
- Spacious lounge
- Double glazed windows
- Light and spacious layout

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

A well-presented two-bedroom ground floor apartment located on Scarborough's sought-after South Cliff. Just a short walk from the Esplanade, South Bay beach, and local shops, this spacious home features a bright lounge, modern kitchen and shower room, and two double bedrooms. With gas central heating, double glazing, and lift access, it offers comfort and convenience in an attractive coastal setting—ideal as a main residence, holiday home, or investment. Early viewing is highly recommended.



Council Tax Band: B



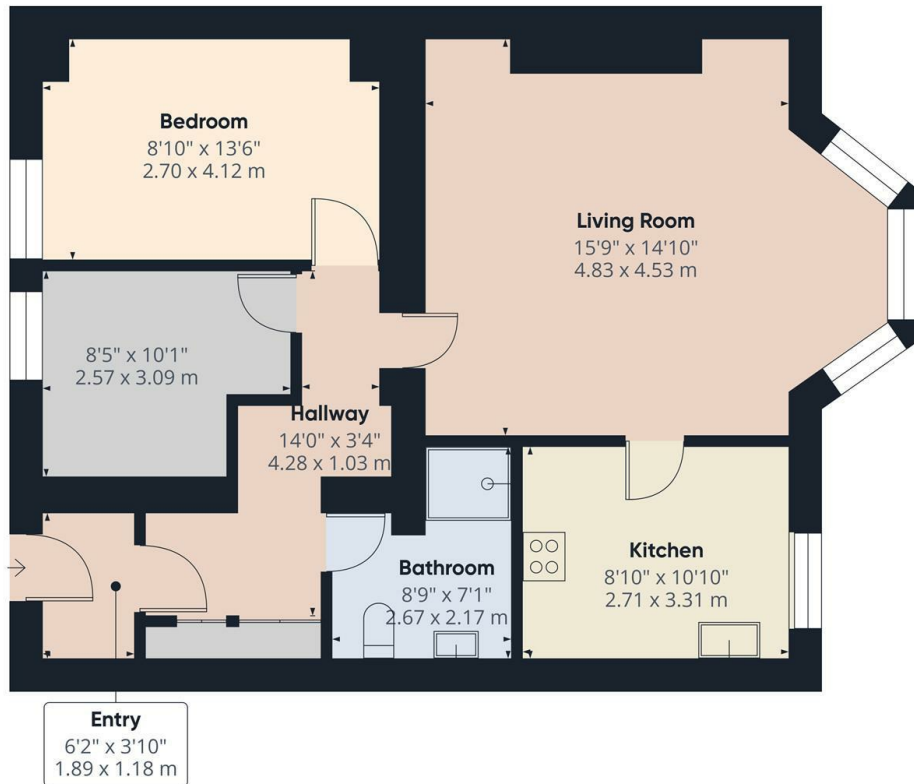
Offered to the market is this attractive two-bedroom ground floor apartment, situated in a well-maintained development on Scarborough's sought-after South Side. The property benefits from gas central heating, double-glazed windows, and access to a communal entrance, presenting a convenient and comfortable home suited to a wide range of purchasers, including retirees, professionals, or those seeking a coastal retreat.

The internal accommodation is well-proportioned and briefly comprises: entrance hall with built-in storage, a spacious lounge/dining room with feature fireplace and bay window offering side sea views, a modern fitted kitchen with integrated appliances and ample work surface space, two double bedrooms, and a contemporary shower room with walk-in enclosure and vanity unit.

Externally, the property benefits from permit-based on-street parking and is ideally positioned within walking distance of local shops, restaurants, cafes, and transport links. The award-winning South Bay beach and the formal Esplanade gardens are also just a short stroll away.

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.



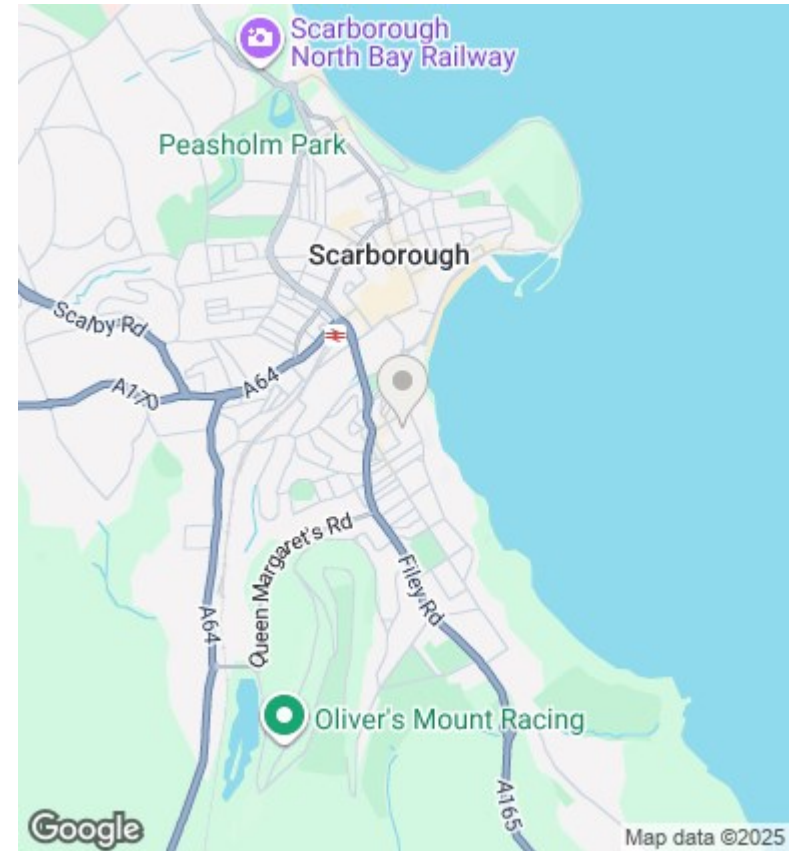


Approximate total area<sup>(1)</sup>  
711 ft<sup>2</sup>  
66.1 m<sup>2</sup>

(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



## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	