



## ***Flat 4, 25 Esplanade Road, Scarborough, YO11 2AS***

***Asking Price £210,000***

- **STUNNING EDWARDIAN PROPERTY**
- **GAS CENTRAL HEATING**
- **FREEHOLD**
- **SPACIOUS TWO BEDROOM APARTMENT**
- **BAY WINDOWS**
- **NO HOLIDAY LETS**
- **KNOWN AS RUABON HOUSE**
- **SOUGHT AFTER SOUTH SIDE LOCATION**

# 25 Esplanade Road, Scarborough YO11 2AS

**Andrew Cowen Estate Agents** are proud to bring to the market this STUNNING EDWARDIAN TWO BEDROOM FIRST FLOOR APARTMENT situated in a SOUGHT AFTER RESIDENTIAL AREA to the SOUTH SIDE OF SCARBOROUGH, just moments from the Esplanade, the south bay BEACH, local amenities and THE TOWN CENTRE. This property would suit a HOST OF BUYERS, including those looking for an ESCAPE TO THE SEASIDE.



Council Tax Band: C



This accommodation comprises in brief; from a spacious communal landing leading into the private entrance hallway with storage providing access into a modern fitted kitchen with a range of base and wall units and integrated appliances, two good size bedrooms with the master bedroom having quality built in furniture and large window allowing plenty of light in the room. A four-piece family bathroom suite, fully tiled and an original stunning bay window. The living room is spacious and the large bay window allows plenty of natural light to flood through, and an added bonus of a gas fire for those cosy winter evenings.

Probably one of the most unique and distinct properties on the South Cliff of Scarborough, just a stones throw from the Esplanade. Magnificent Ruabon House takes its name from the unusual red brick sourced from Ruabon in Wales. This beautiful Edwardian property has been converted in to five apartments.

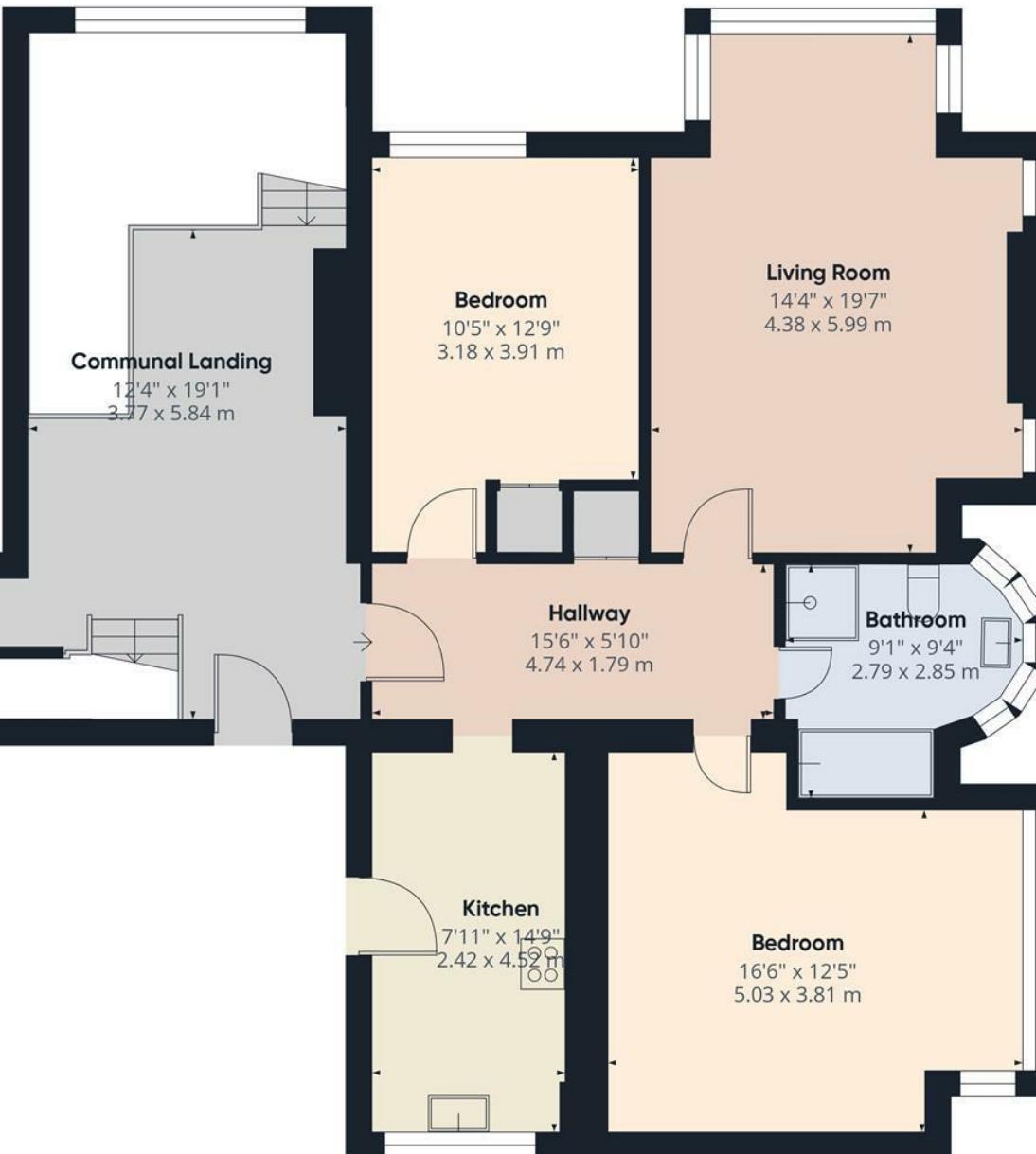
Ideally located on Esplanade Road just off Scarborough's sought after Esplanade. This property is situated amongst a wealth of amenities and attractions including Ramshill Shopping Parade where a variety of local shops and eateries are located, Scarborough's South Bay Beach and Scarborough Castle, Italian Gardens, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond.

Viewing is essential to appreciate the space, position and feel that this fantastic apartment has to offer. Please call our friendly Sales Team on 01723 377707

\*\*We are informed that this property is Freehold with annual maintenance of £1200.00pa and the managing agent is Nicholsons. No holiday lets permitted\*\*

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





**ANDREW  
COWEN**  
SALES - LETTINGS - MANAGEMENT

Approximate total area<sup>(1)</sup>

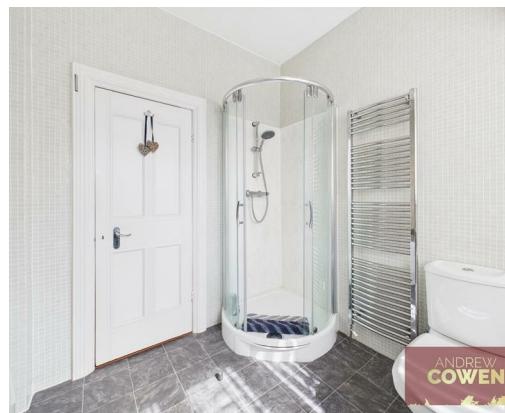
1140 ft<sup>2</sup>  
105.9 m<sup>2</sup>

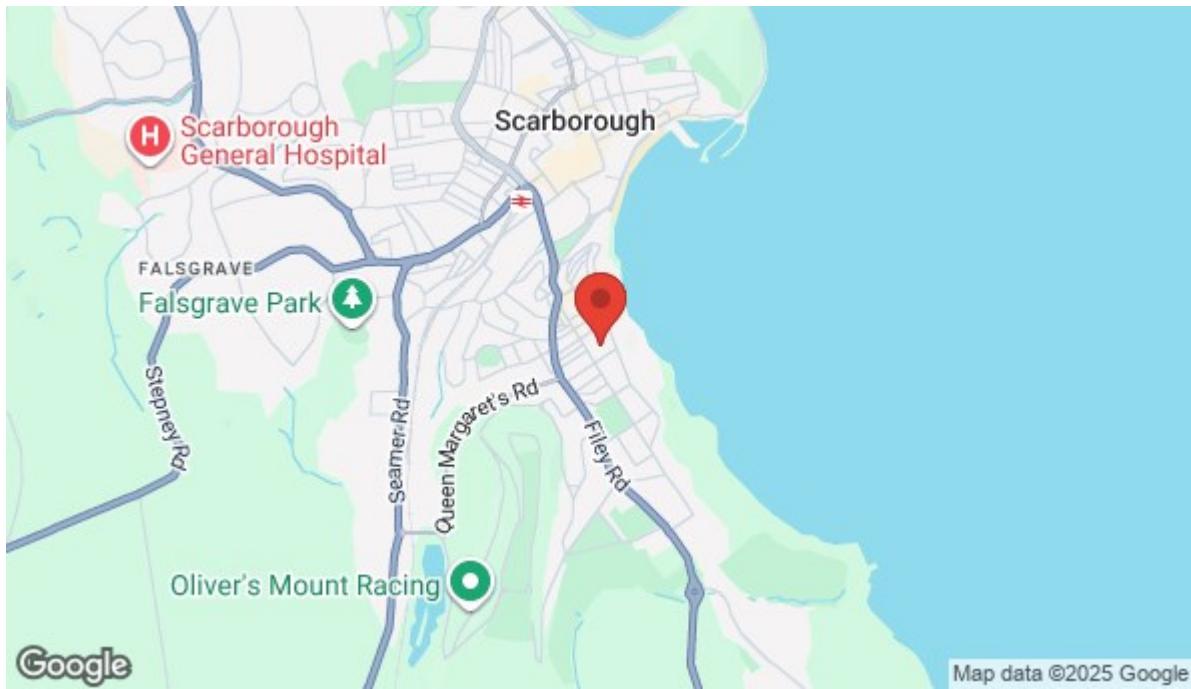
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 81        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**