



## *Flat 3, Osborne Court 49 Esplanade, Scarborough, YO11 2AY*

*Guide Price £220,000*

- *TWO BED FIRST FLOOR APARTMENT*
- *SEA AND CASTLE VIEWS*
- *UPVC DOUBLE GLAZING*
- *NO ONWARD CHAIN*
- *STUNNING PERIOD PROPERTY*
- *SOUGHT AFTER ESPLANADE LOCATION*
- *BALCONY*
- *TRADITIONAL CEILING CORNICE*
- *GAS CENTRAL HEATING*
- *PASSENGER LIFT*

# Osborne Court 49 Esplanade, Scarborough YO11 2AY

Andrew Cowen Estate Agents are proud to present to the market this TWO BEDROOM APARTMENT WITH BALCONY on the first floor of this STUNNING PERIOD BUILDING situated in the FAMED ESPLANADE AREA OF SCARBOROUGH, FANTASTIC SEA AND CASTLE VIEWS from the front, GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING, close to a wealth of local amenities and the beach, WITH NO ONWARD CHAIN, this property would suit A HOST OF BUYERS including those looking for a SEASIDE BOLTHOLE.



Council Tax Band: D



This accommodation briefly comprises; entrance hallway, a THREE-PIECE SHOWER ROOM, TWO DOUBLE BEDROOMS with wash basin and built in wardrobes/cupboards. THE KITCHEN has a large top to floor sash window and a range of base and wall units, a standalone cooker and space for washing machine and dryer. A SPACIOUS LOUNGE AND DINING AREA with a LARGE FRONT SASH BAY WINDOW which allows plenty of natural light to flood through, traditional high ceilings and STUNNING ORNATE CORNICE.

This fantastic accommodation is ideally located on Scarborough's sought after Esplanade, 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.

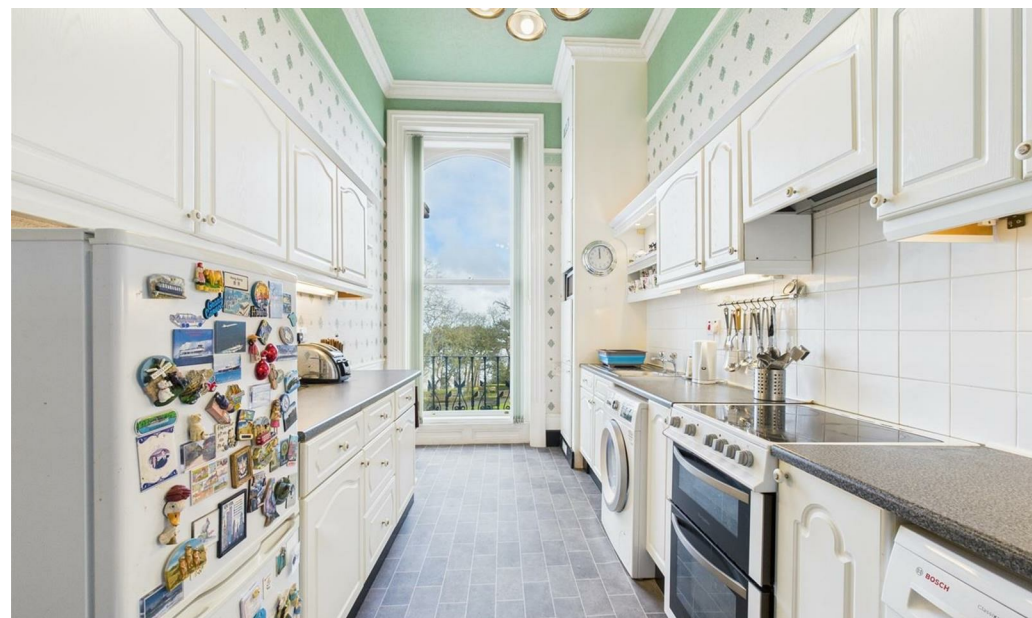
Maintenance charge between £900.00 and £1000.00 per annum

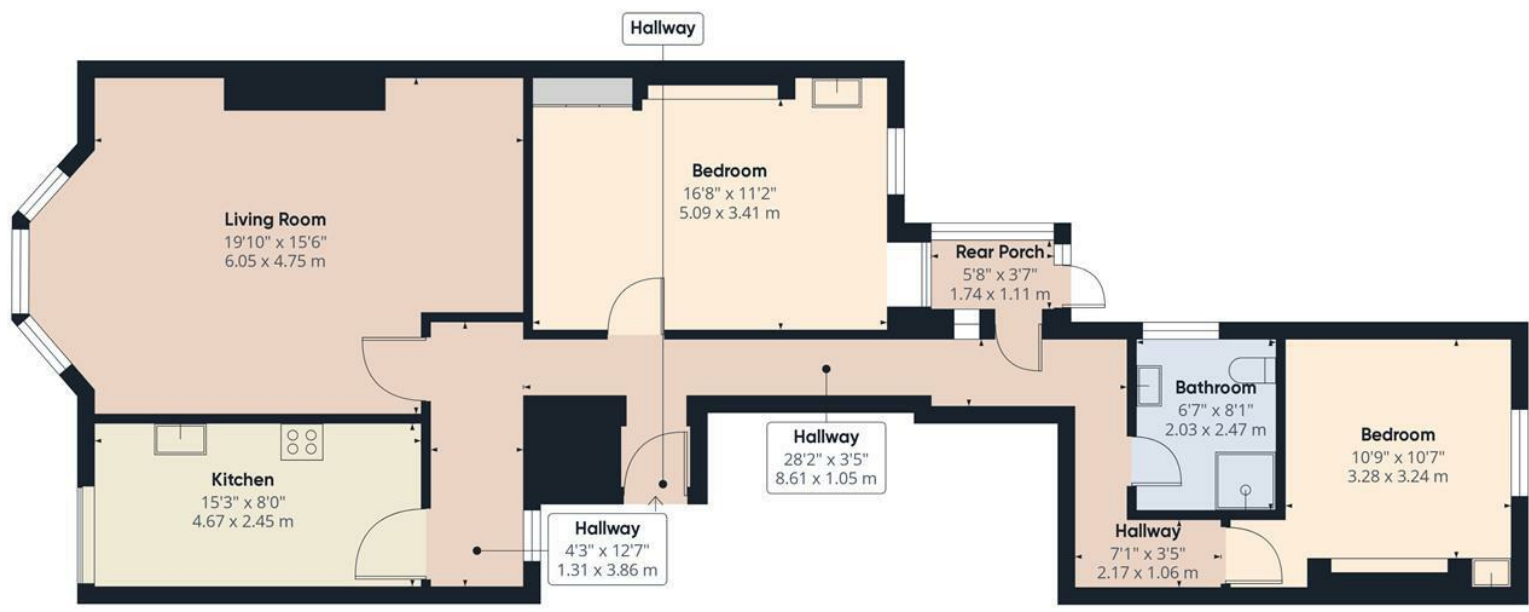
Pets permitted

Freehold property

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

VIEWING IS ESSENTIAL to appreciate the space, feel and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today.





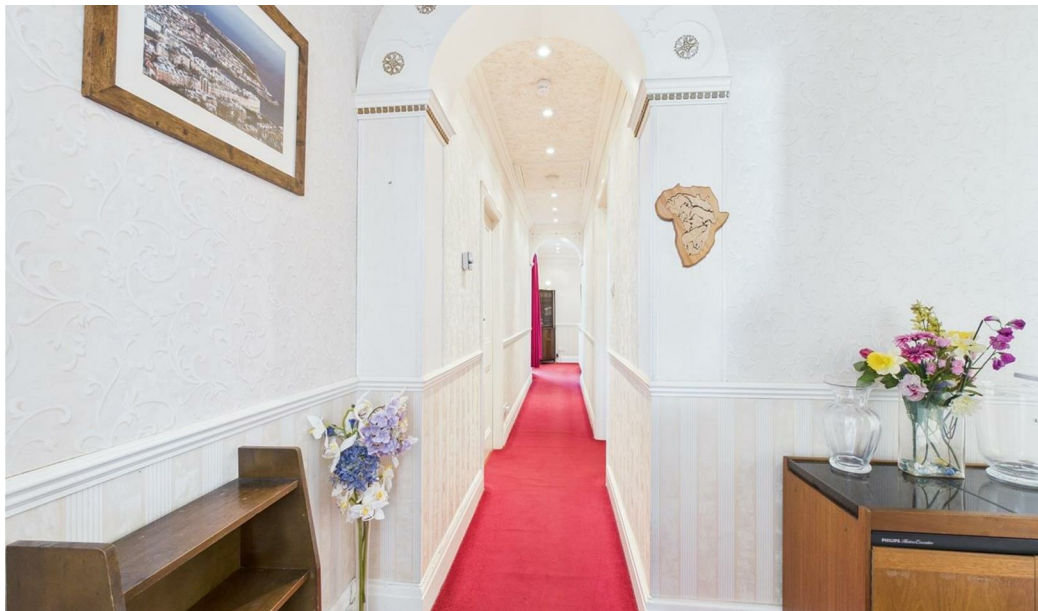
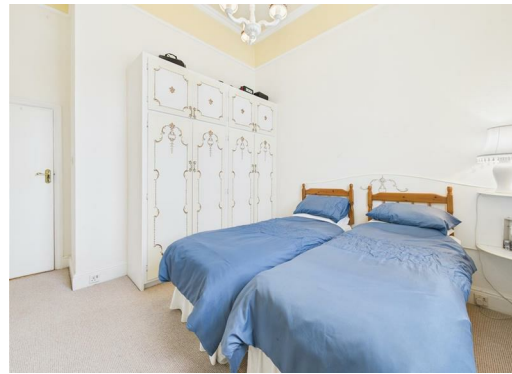
**Approximate total area<sup>(1)</sup>**  
1036.55 ft<sup>2</sup>  
96.3 m<sup>2</sup>

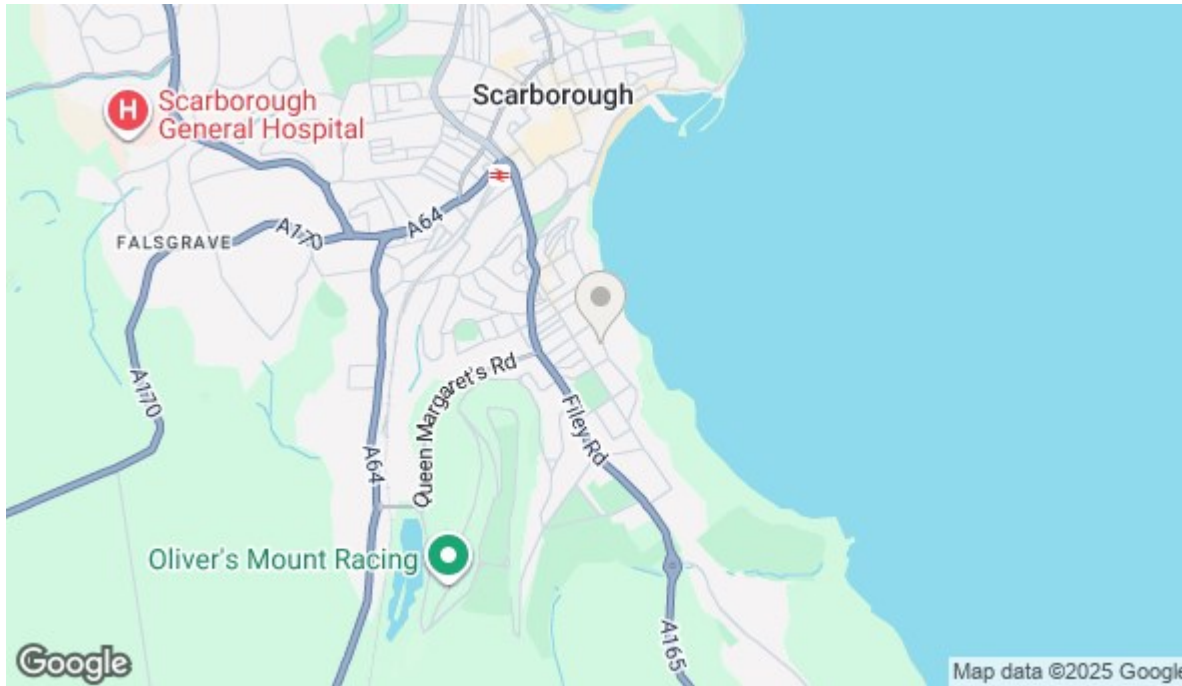
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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>		<b>77</b>
(55-68) <b>D</b>	<b>66</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	

**Viewings**

Call the office to make an appointment today!

**01723 377707**



View our website here!

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Book a no obligation valuation today!

**01723 377707**