



## *Ground Floor Flat, 4 Avenue Victoria, Scarborough, YO11 2QT*

*Offers In Excess Of £175,000*

- **GROUND FLOOR FLAT**
- **FRONT BAY WINDOW LOUNGE**
- **OUTSIDE SPACE**
- **TWO DOUBLE BEDROOMS**
- **TASTEFULLY DECORATED THROUGHOUT**
- **DESIRABLE AREA**
- **MODERN KITCHEN/DINER**
- **TWO ENSUITE SHOWER ROOMS**

## *4 Avenue Victoria, Scarborough YO11 2QT*

**A BEAUTIFULLY PRESENTED, GROUND FLOOR FLAT** situated close to The Esplanade in a highly **DESIRABLE RESIDENTIAL AREA** which would be appealing to a variety of buyers including those looking for a **HOLIDAY HOME** to enjoy all that Scarborough has to offer, or as a **HOLIDAY LET**. Located nearby are the **AMENITIES** and **PUBLIC TRANSPORT LINKS** of Ramshill Road and just a short distance away is the **SOUTH BAY BEACH** which hosts a variety of entertainments, eateries and access to the Cleveland walkway.



Council Tax Band: Exempt

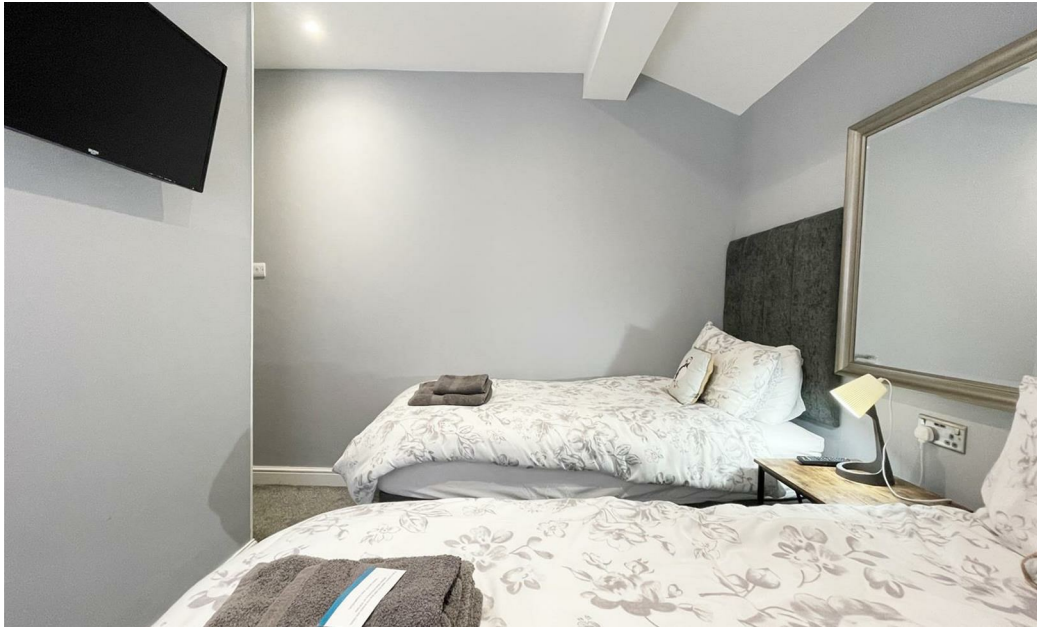


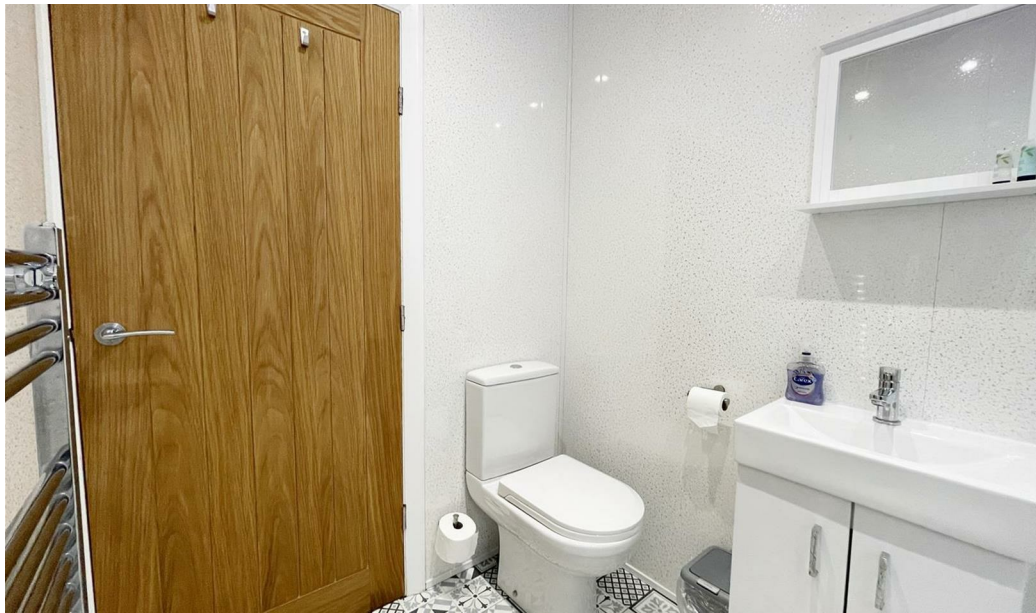
*Beautifully positioned in the South Cliff area of Scarborough and forming part of this attractive character building is this ground floor, two bedroom freehold apartment offered to the market with no onward chain. The accommodation briefly comprises; entrance hall/boot room providing access into the tastefully decorated, front facing bay window lounge with feature fireplace, and a modern, open plan, hi-gloss kitchen/dining space with a range of integrated appliances, cupboards and worktop space. The property boasts two good-sized double bedrooms, both complete with contemporary, ensuite shower rooms. Externally, the property offers an enclosed, communal yard to the rear accessed via the kitchen, with plenty of space for outdoor dining furniture.*

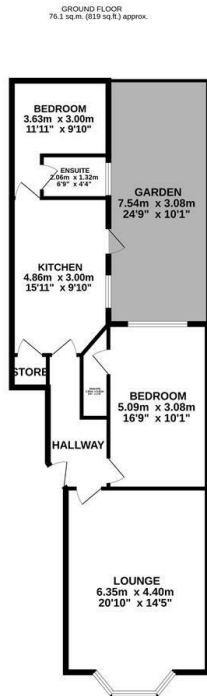
*The maintenance charge for 2025 is £1,028.18. Yes to holiday lets, yes to lets & pets \*all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.\**

*Being located just off The Esplanade on Scarborough's South Cliff means the property affords excellent access to a wide range of amenities and attractions including The Spa and conference centre, Italian gardens, clock tower, Scarborough's South Bay and the beach, town centre plus a wide range of popular eating and drinking establishments. We feel the property will therefore appeal to a wide range of buyers, including those looking for a second home or holiday let business.*

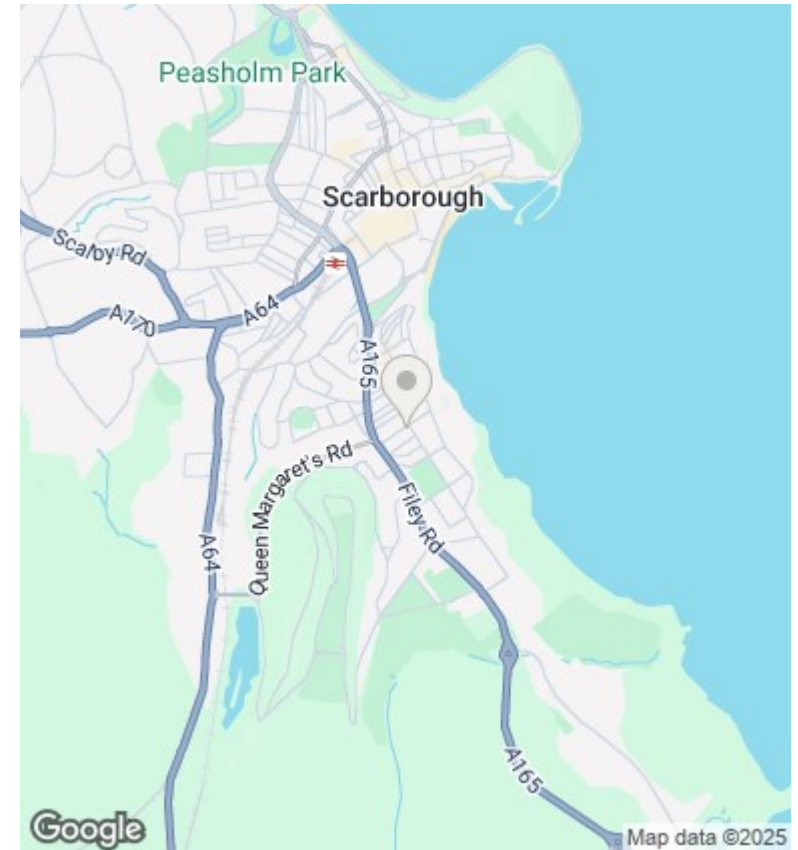








TOTAL FLOOR AREA: 76.1 sq.m (819 sq.ft.) approx.  
Measurements are approximate. Not to scale. Measurement purposes only.  
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## Viewings

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

## Council Tax Band

Exempt

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	