



## 3 Red Court, Esplanade, Scarborough, YO11 2XA

Guide Price £300,000

- Located in the Grade II listed Red Court, a 1905 summer retreat with a rich history.
- Lounge/dining area offers stunning vistas of Scarborough Castle and the sea.
- Updated with contemporary amenities while preserving timeless elegance.
- Private courtyard garden and communal conservatory for relaxation.
- Two bedrooms, two bathrooms, with a secret door for flexible use.
- Off-street parking and single garage for added convenience.

# Esplanade, Scarborough YO11 2XA

Don't miss out on this exceptional opportunity to own a truly distinctive residence nestled within one of Scarborough's most legendary converted historical buildings on the renowned Esplanade. This generously proportioned apartment boasts breathtaking, unobstructed views of the sea and harbour, along with the added convenience of allocated parking in its own garage. Additionally, the property also holds ownership of a section of the underground cellar. This 2-bedroom, 2-bathroom apartment presents an extraordinary chance for either a remarkable full-time residence or an idyllic holiday retreat for the entire family.



Council Tax Band: E



## Description

Nestled within the historic Red Court, a grand Grade II listed building constructed circa 1905 as a summer retreat for Alfred Shuttleworth, chairman of Clayton & Shuttleworth Ltd., this charming first-floor flat presents a unique opportunity to own a piece of history. Originally designed as a luxurious sea-view residence, Red Court has since been converted into spacious and elegant apartments, with this particular unit showcasing modern updates while retaining its timeless appeal.

The two-bedroom flat boasts two bathrooms for added convenience, ensuring comfortable living arrangements for residents and guests alike. One of the distinctive features of the property is a concealed door within the secondary bedroom, discreetly dividing the space to create a versatile office or dining area, adding a touch of intrigue to the layout.

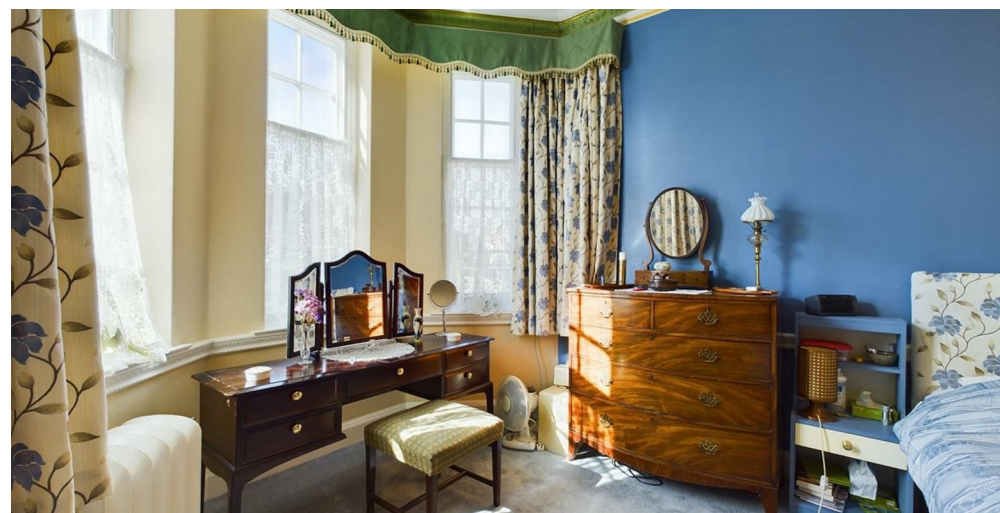
Upon entry, residents are greeted by an inviting communal entrance leading to an inner hallway that opens into the generously proportioned lounge/dining area. From here, breathtaking views of Scarborough Castle and the shimmering sea unfold, providing a picturesque backdrop for everyday living and entertaining.

Externally, the property encompasses an enchanting private central courtyard garden, offering a serene retreat for residents to unwind amidst lush greenery. A communal conservatory adjacent to the garden provides an ideal setting for social gatherings or quiet contemplation. Additionally, a spacious cobbled stable yard, secured by gates, adjoins the property, serving as a notable filming location for a beloved television drama.

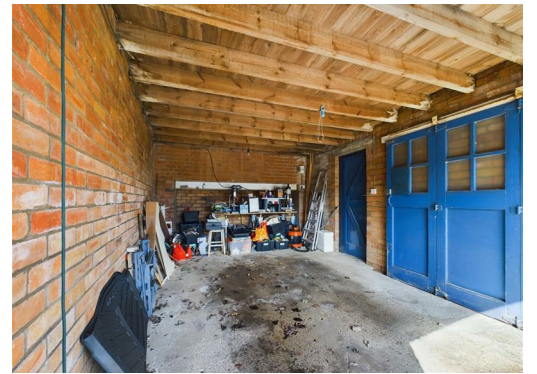
Convenient amenities include off-street parking at the front of the building, along with a dedicated single garage exclusively belonging to the flat, ensuring ample space for vehicle storage. A small private cellar space is also allocated to the apartment.

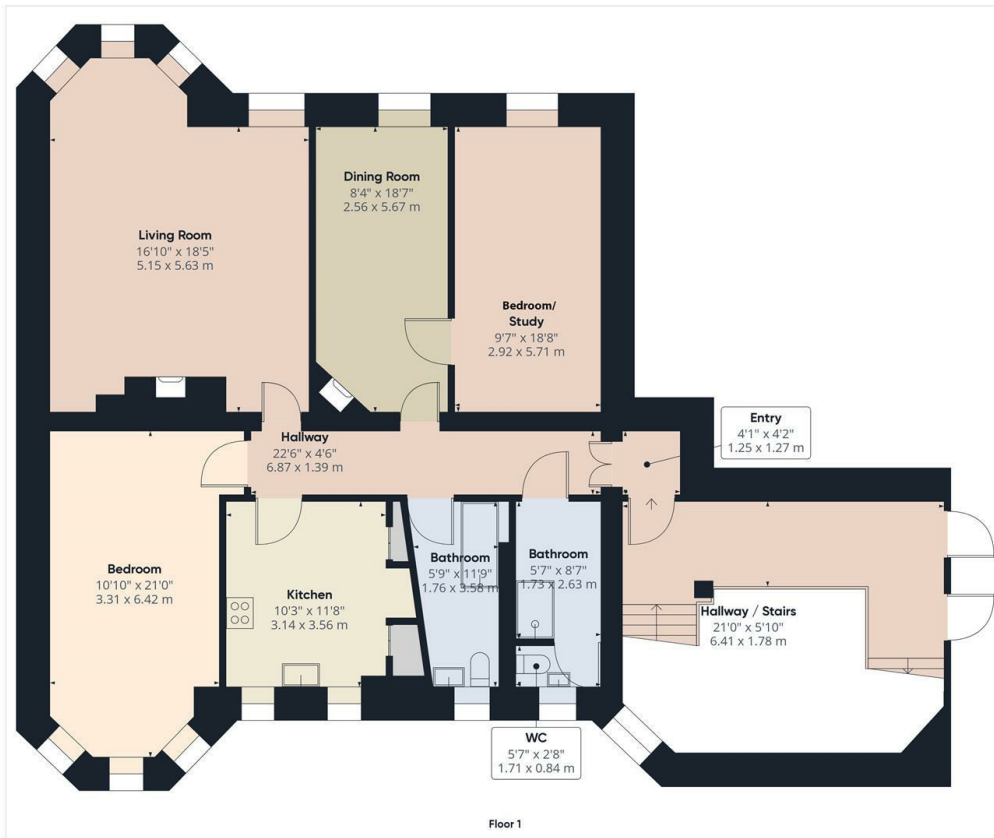
Yearly maintenance is £2664.00. No to lets, pets or holiday lets. \*all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.\*

To truly appreciate the spacious layout, timeless ambiance, and captivating surroundings of this exceptional property, viewing is essential. Contact our friendly Sales team for more information or to arrange a viewing. The







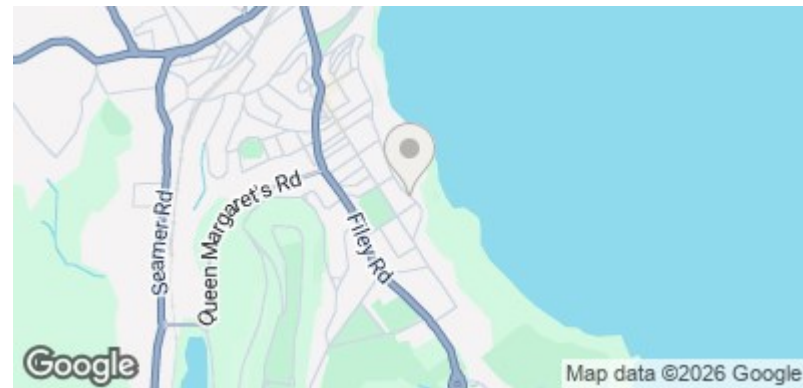


Approximate total area\*  
1581.79 ft<sup>2</sup>  
146.95 m<sup>2</sup>

(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.

GIRAFFE360



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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	