



Ground Floor Flat, 1 Belvedere Road, Scarborough, YO11 2UU

Guide Price £220,000

- GENEROUS THREE BED APARTMENT
- GARAGE WITH ELECTRIC AND WATER
- PAVED PATIO AREA AND FRONT GARDEN
- POTENTIAL FOR FURTHER ACCOMMODATION
- GAS CENTRAL HEATING
- FREEHOLD
- HIGHLY SOUGHT AFTER AREA
- SEPARATE WC
- MAINTENANCE FEE £1140.94/PA

1 Belvedere Road, Scarborough YO11 2UU

Andrew Cowen Estate Agents are delighted to bring to the market this generous three-bedroom apartment, complete with a versatile basement currently used as a games room, offering excellent potential for further accommodation. The property also benefits from a garage with electric and water supply and is located in a highly sought-after area of Scarborough.

This impressive apartment would appeal to a wide range of buyers, including those seeking a holiday/second home or a permanent residence.



Council Tax Band: C



The accommodation briefly comprises a communal entrance leading into a welcoming hallway. There is a spacious living room featuring a front-facing bay window that allows an abundance of natural light to flood in, complemented by a feature fireplace, perfect for cosy evenings. The property offers three light and airy bedrooms, a four-piece family bathroom with a separate shower, and an additional separate WC with wash hand basin.

The kitchen/dining area, while in need of modernisation, provides a generous space ideal for entertaining family and friends. The basement, currently utilised as a games room, presents fantastic potential for further accommodation, a home cinema, or a hobby space.

Externally, the property is accessed via double wrought iron gates, leading to a private paved patio area and access to the garage. The front garden and side return belong to the property.

The property is located on Scarborough's South Cliff which is well placed for a wealth of amenities including a variety of Shops and supermarket on Ramshill, a choice of Schools and colleges, The Esplanade as well as Scarborough's South Bay and the beach. This property is offered to the market with no onward chain, and internal viewing is highly recommended to appreciate the space and feel that this property has to offer.

Managed by Walker Landray

Maintenance fee £1140.94/pa

No Holiday lets

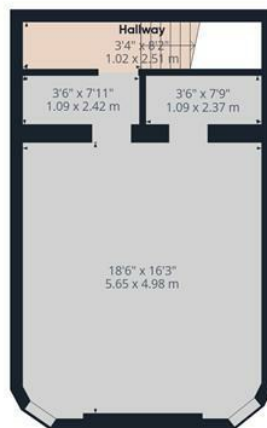
No Pets

Shorthold assured lets permitted

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

Internal viewing is highly recommended to appreciate the space on offer, please call one of our friendly Sales Team on 01723 377707.





Floor -1

Approximate total area⁽¹⁾

1897 ft²

176.1 m²

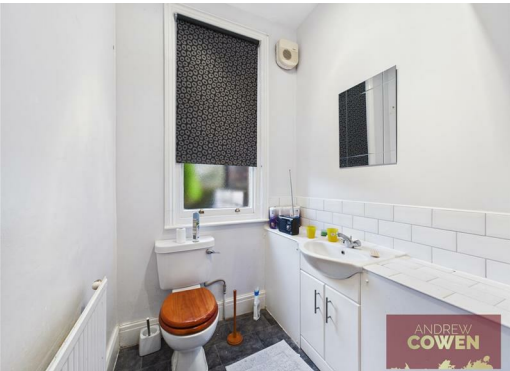


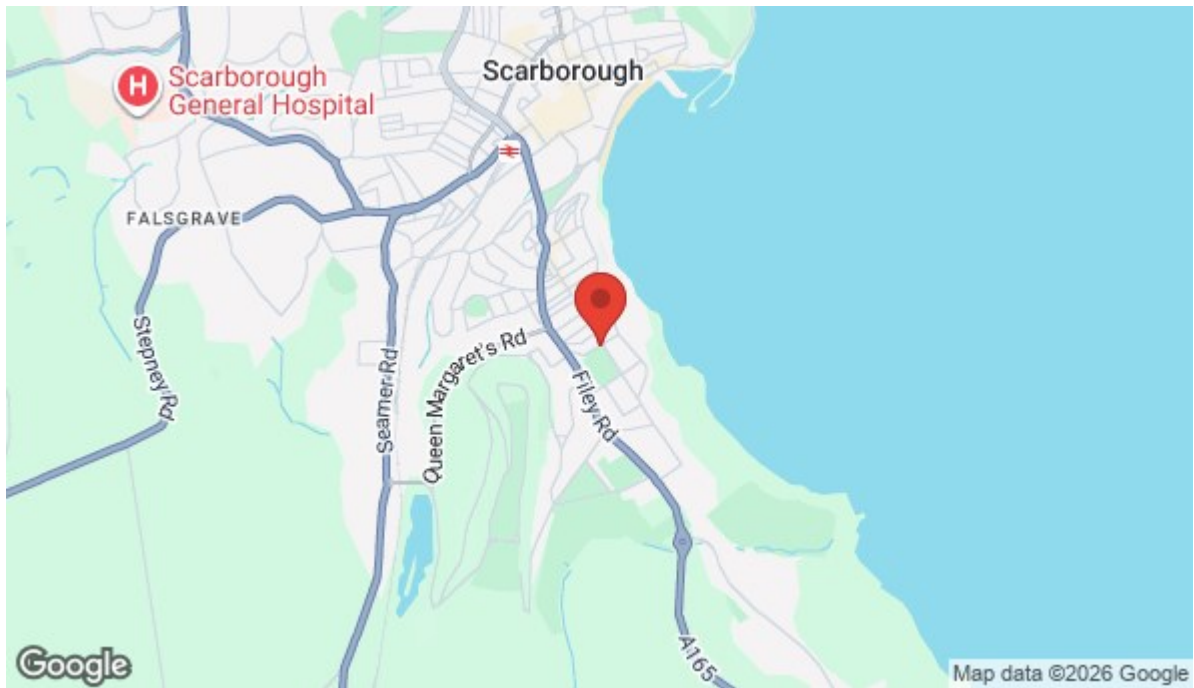
Floor 0

(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





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



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