



Flat 4, 7. Albion Road, Scarborough, YO11 2BT

Guide Price £70,000

- *TWO BEDROOMS*
- *CLOSE TO AMENITIES*
- *NO ONWARD CHAIN*
- *INTERCOM SYSTEM*
- *FREEHOLD*
- *POPULAR SOUTH SIDE LOCATION*
- *MAINTENANCE FEE £1005.03 PER ANNUM*

7. Albion Road, Scarborough YO11 2BT

Andrew Cowen Estate Agents welcomes to the market in the sought-after South Side of Scarborough, this top floor two-bedroom flat on Albion Road. The property boasts an inviting open-plan living and dining room, creating a spacious and airy atmosphere ideal for both relaxing and entertaining. Amazing views toward the north side of Scarborough from the lounge and kitchen. With two well-proportioned bedrooms. The maintenance charge is £1005.03 per annum and managed by Walker Landray.



Council Tax Band: A

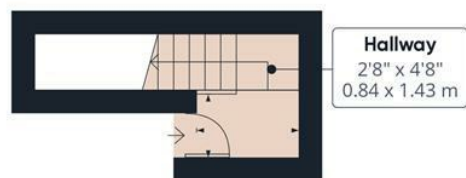


This, TOP FLOOR, FREEHOLD FLAT just yards from the ESPLANADE is available CHAIN FREE and with VACANT POSSESSION and 'in our opinion' would be AN IDEAL PURCHASE for a FIRST TIME BUYER or an Investor looking to join the BUY TO LET market or someone looking for a bolt-hole to use during the holidays. Nearby are plenty of local amenities on Ramshill Road shopping parade which includes; convenience stores, pub, cafes, hotels, post office, pharmacy and much more. There are also two major supermarkets located nearby as well as public transport links and Scarborough train station providing access to Malton, York and beyond. Located nearby is Scarborough's South Bay and sandy beach to enjoy your seaside walks.

This property comprises from the communal hallway: entrance vestibule and stairs leading up to the landing/hallway which provides access to all internal accommodation; a good sized lounge with a large window letting in lots of natural daylight, two good size bedrooms, a bathroom with shower cubicle and a kitchen with fitted base and wall units, integrated oven and hob and space for an under bench fridge/freezer. The property benefits from being UPVC double glazed, gas central heating, and a telephone entry system.

No to Holidays lets, *All matters of tenure are subject to verification and clarification of solicitors in a contract of sale.*



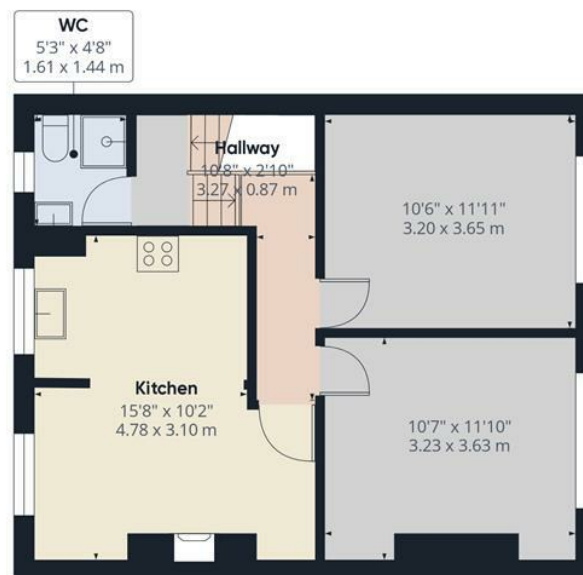


Floor 0

Approximate total area⁽¹⁾

518.71 ft²

48.19 m²



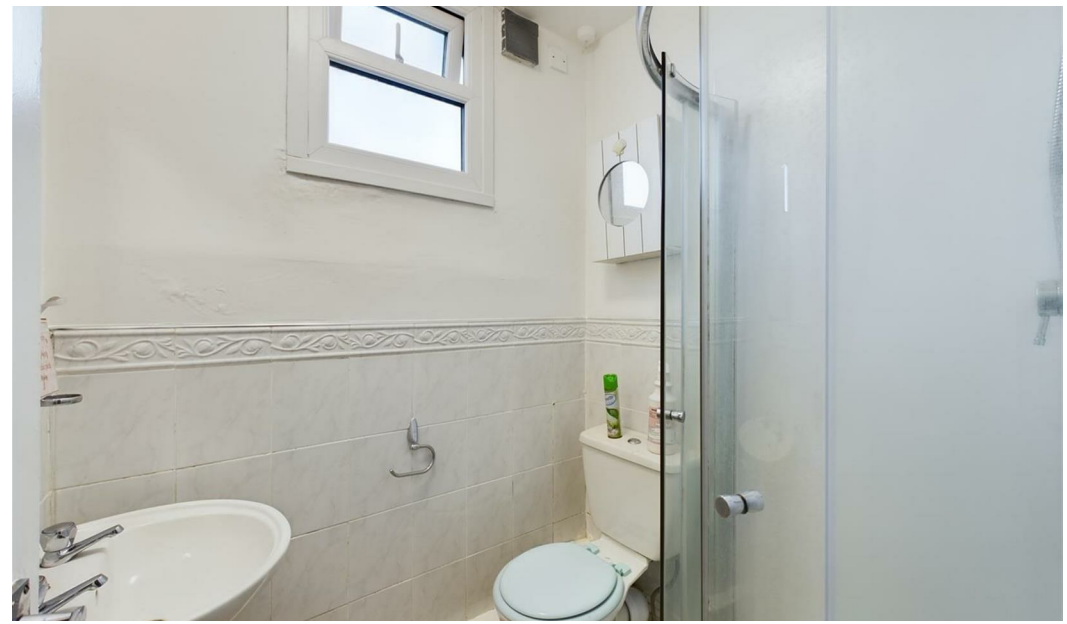
Floor 1

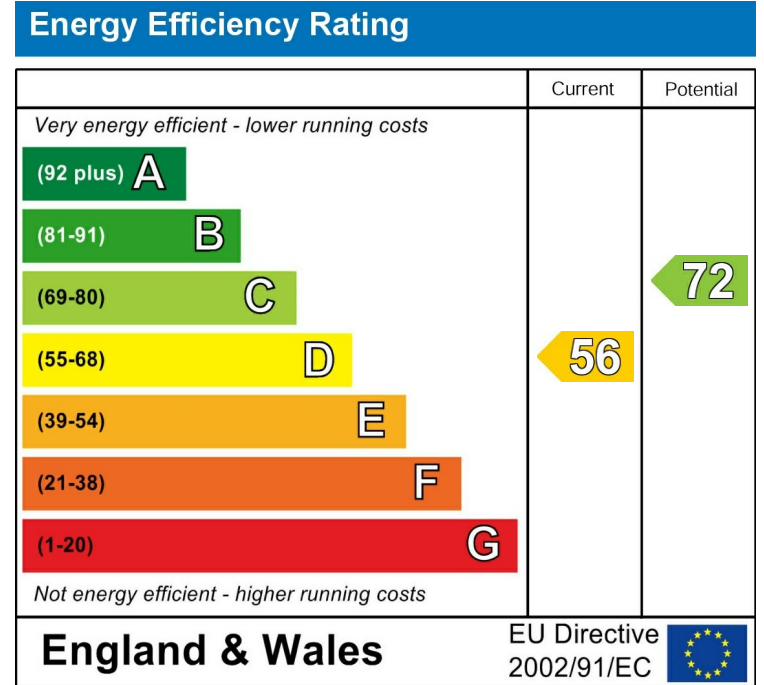
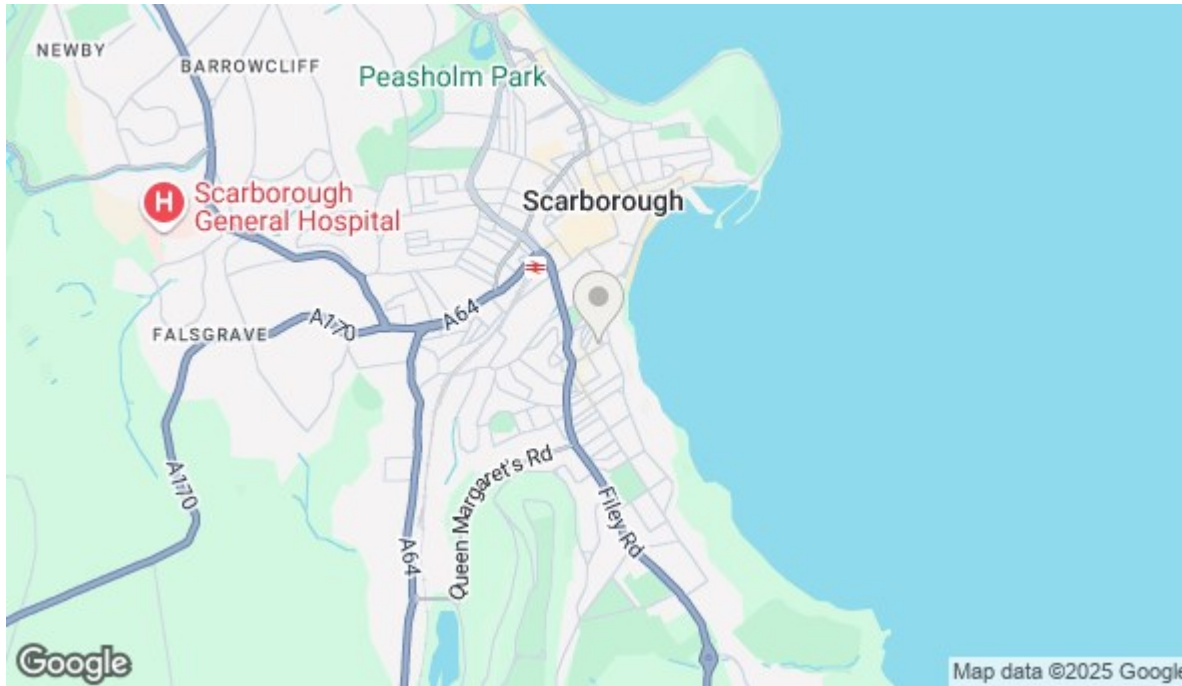
(1) Excluding balconies and terraces

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.

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