



## Flat 6, 41 Esplanade, Scarborough, YO11 2AY

Guide Price £195,000

- WELL PRESENTED SECOND FLOOR APARTMENT
- STUNNING PERIOD BUILDING
- BEAUTIFUL SEA AND DISTANT CASTLE VIEWS
- ONE SPACIOUS BEDROOM
- FRONT FACING BAY WINDOW LOUNGE
- FREEHOLD
- SOUGHT AFTER ESPLANADE LOCATION
- PASSENGER LIFT
- HOLIDAY LETS NOT PERMITTED

## 41 Esplanade, Scarborough YO11 2AY

**Andrew Cowen Estate Agents are proud to present to the market this WELL PRESENTED ONE BEDROOM APARTMENT on the second floor of this STUNNING PERIOD BUILDING situated in the FAMED ESPLANADE AREA OF SCARBOROUGH, BOASTING A FULL-SIZE BAY WINDOW TO THE FRONT WITH SEA AND DISTANT CASTLE VIEWS and GAS CENTRAL HEATING, 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 FULL TIME RESIDENCE, SEASIDE BOLTHOLE or simply to downsize.**



Council Tax Band: C



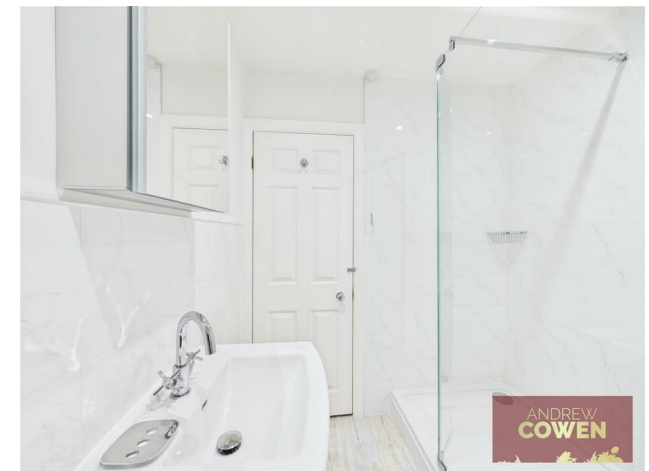


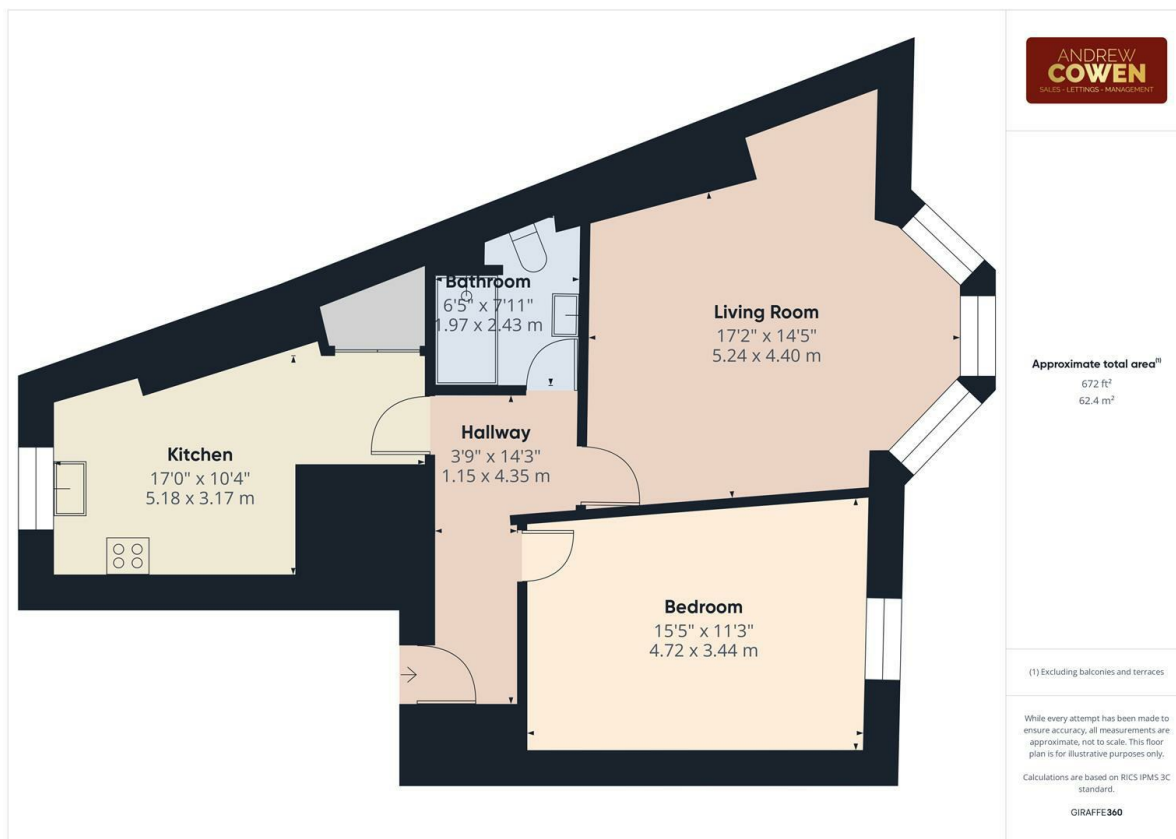
The property briefly comprises; entrance hallway, a MODERN three piece family shower room, a NEWLY FITTED KITCHEN/DINING AREA with a range of base units, complete with integrated washing machine/dryer, electric oven, microwave, hob and plenty of worktop space, a SPACIOUS DOUBLE BEDROOM and a GOOD SIZED LOUNGE with a large single glazed bay window allowing plenty of natural light to flood through, this property boasts wonderful sea and distant castle views.

Nearby are plenty of local amenities on Ramshill Road shopping parade which includes; convenience stores, butchers, pubs, eateries, hotels, post office, pharmacies 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 making this an excellent full-time residence or holiday home.

Holiday lets not permitted. \*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \*

**DON'T MISS OUT ON THIS GEM.** Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	77	83
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		