

## 11A Avenue Victoria, Scarborough, YO11 2QS

Offers In Excess Of £92,000

- GROUND FLOOR FLAT
- NEW ROOF INSTALLED IN 2025
- SOUTHSIDE LOCATION
- PRIVATE ENTRANCE
- LARGE LOFT SPACE FOR STORAGE
- FREEHOLD
- ONE DOUBLE BEDROOM
- GAS CENTRAL HEATING
- NO HOLIDAY LETS

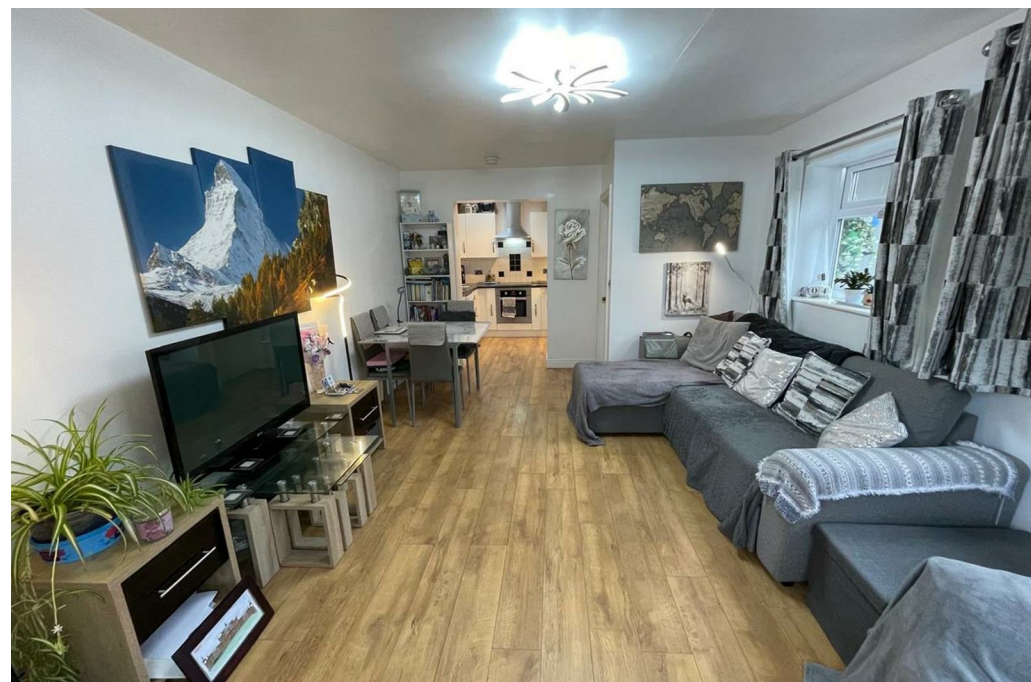


# 11A Avenue Victoria, Scarborough YO11 2QS

Situated on the highly sought-after Southside of Scarborough, this level-access ground floor flat benefits from a private entrance and is perfectly positioned to enjoy everything the area has to offer. With nearby amenities, excellent public transport links, easy access to the Cleveland Way, The Esplanade, and Scarborough's stunning South Bay beach, the property would make an ideal first-time purchase or a sound buy-to-let investment.



Council Tax Band: A



The apartment is located on a pleasant road lined with attractive Victorian character properties, just a short distance from the amenities on Ramshill Road, including convenience stores, public houses, eateries, and direct routes to the beach. The iconic Esplanade is also close by, offering scenic walks above the Spa and Italian Gardens with far-reaching views towards the harbour, Old Town, and out to sea.

Accessed via a gated south-west facing courtyard, which is shared with Flat 1 (although Flat 1 uses the front entrance on Avenue Victoria), the property opens into a small inner hallway leading to a well-proportioned lounge with an adjoining modern fitted kitchen. The kitchen is fitted with an integrated electric hob and oven, providing a practical and contemporary space for everyday living.

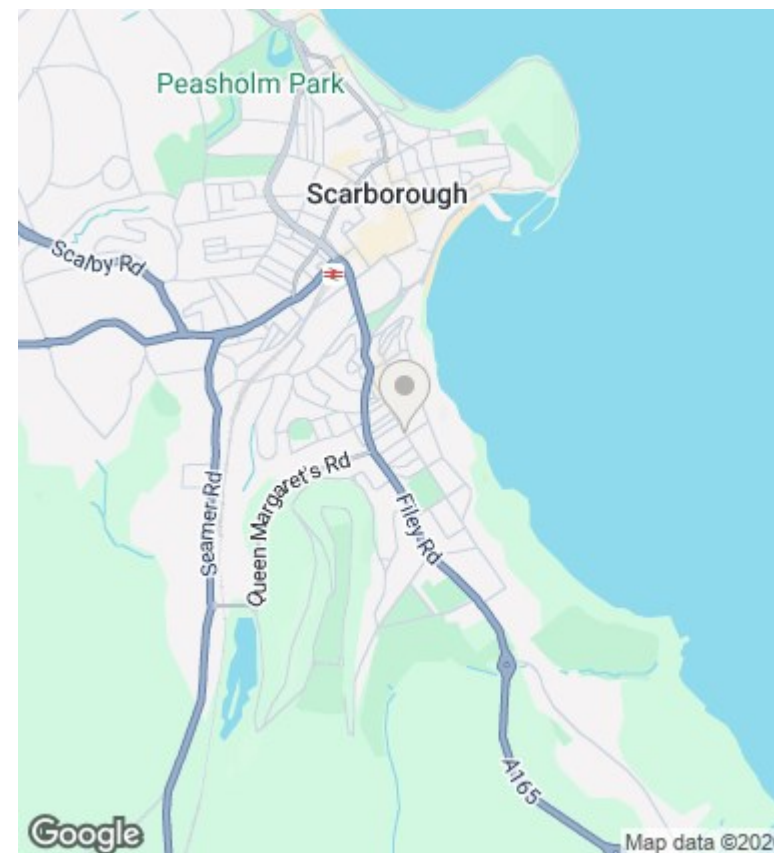
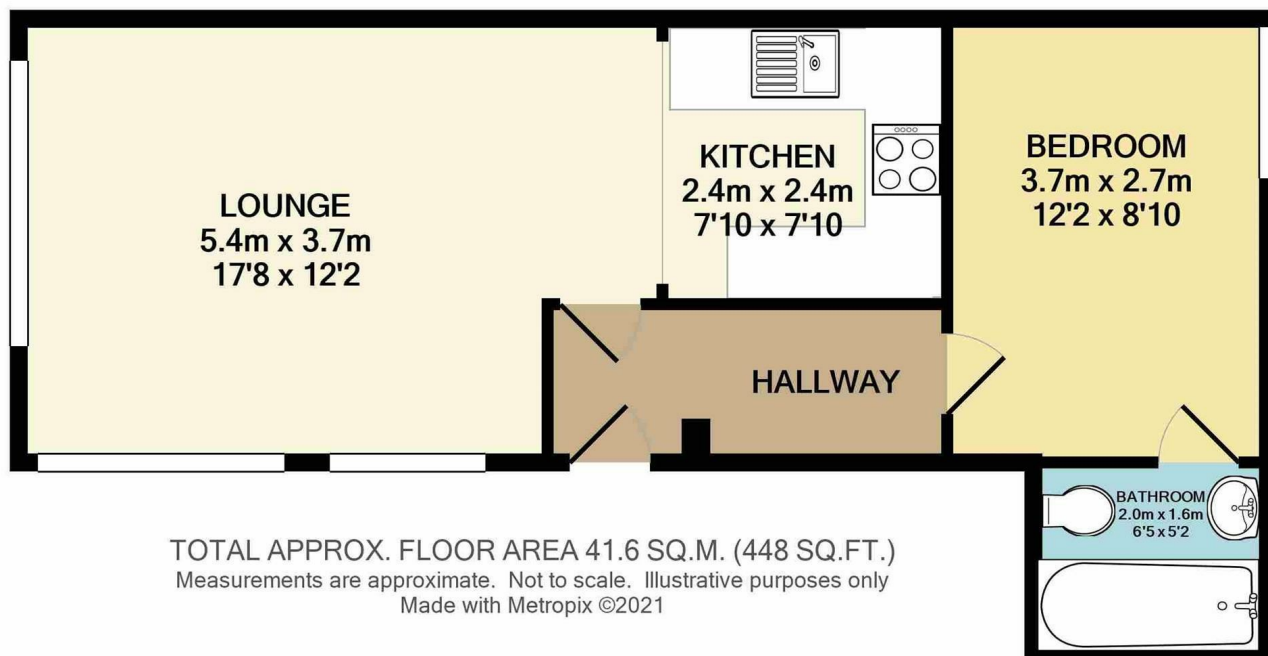
The accommodation is completed by a comfortable double bedroom, which benefits from a three-piece en-suite bathroom. The property is well presented throughout, with laminate flooring laid to all rooms except the bathroom, which is fully tiled.

Further benefits include UPVC double glazing throughout and a new roof fitted in 2025, during which the pitched roof was insulated and a new skylight installed. The property also enjoys access to a loft space, providing useful storage, where the Ideal Esprit boiler is located. The boiler was installed in 2020.

The flat is freehold, falls within Council Tax Band A, and benefits from full-fibre broadband availability. The property may be used for long-term residential letting, however holiday letting is not permitted.







## Directions

## Viewings

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

## Council Tax Band

A

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>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC