



Flat 5, Mostyn House Westbourne Road, Scarborough, YO11 2SP

Offers In The Region Of £87,500

- SECOND FLOOR APARTMENT
- POPULAR SOUTH SIDE LOCATION
- CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- TWO BEDROOMS
- KITCHEN WITH UTILITY
- CURRENT RENT £600 P.C.M
- SPACIOUS LIVING AREA
- GAS CENTRAL HEATING
- TO BE SOLD WITH TENANT IN SITU

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Andrew Cowen Estate Agents are please to bring to the market a **WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT** located on Scarborough's **POPULAR SOUTH SIDE**, with **GAS CENTRAL HEATING** and close to local amenities, offered to the market with spacious living arrangements and. This property is an ideal investment opportunity with the current tenant paying **£600 P.C.M.**



Council Tax Band: A



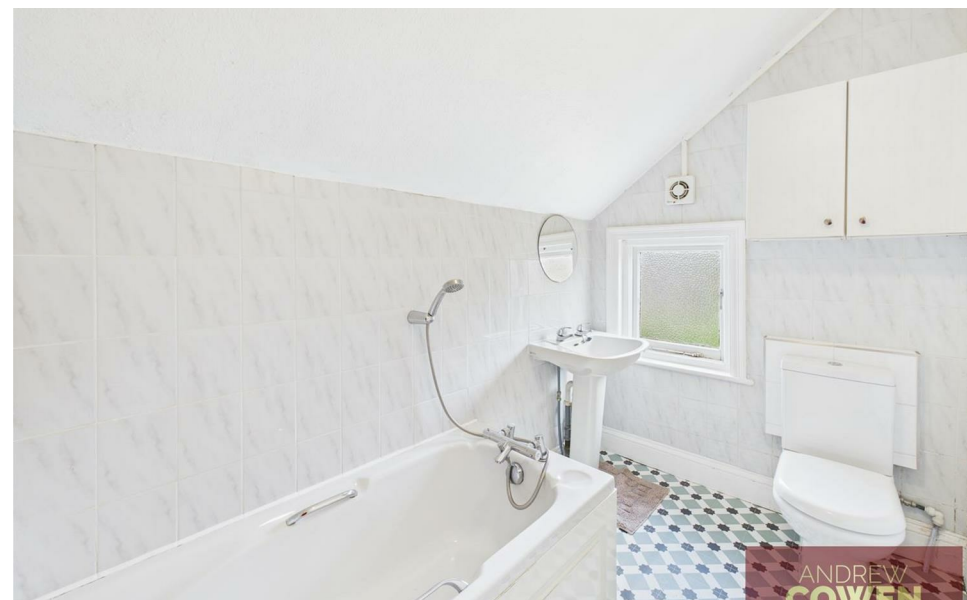
INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU.

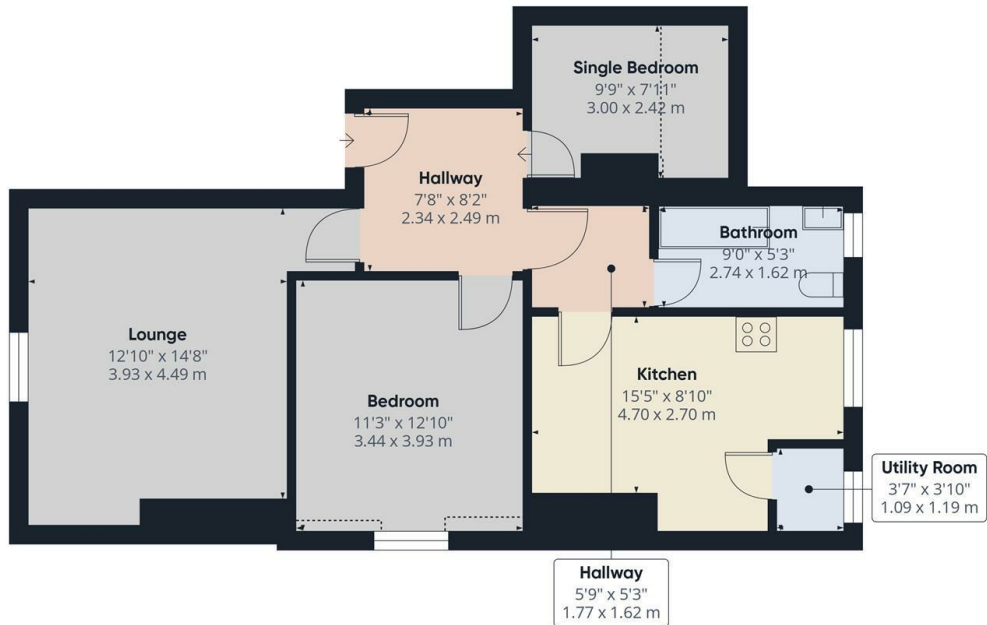
The property is accessed via a communal entrance hall and the accommodation briefly comprises, hallway, spacious living room, a contemporary fitted kitchen with integrated oven and electric hob and a range of wall and base units, a single bedroom with skylight, a good-sized double bedroom and a three-piece family bathroom.

Being located in the excellent area of Westbourne Road the property offers easy access to a wide range of amenities and attractions including The Esplanade and Cliff Lift down to the Spa and conference centre, Italian gardens, Ramshill shopping parade and supermarket. Nearby, is Scarborough's town centre, train station and Scarborough's South Bay and the beach.

We have been advised by the Vendor(s) that the property is Freehold. Pets and Assured Shorthold Tenancies are permitted. *All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. *

Internal viewing is highly recommended to fully appreciate the setting and location on offer. To arrange a viewing, please contact one of our friendly sales team on 01723 377707.





Approximate total area**
714 ft²
66.5 m²

Reduced headroom
35 ft²
3.3 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	