



## *Flat 24 Gibsons Court, North Marine Road, Scarborough, YO12 7HS*

*Guide Price £115,000*

- IMMACULATE ONE BEDROOM APARTMENT
- UPVC DOUBLE GLAZED SASH WINDOWS
- SOUGHT AFTER LOCATION
- HOLIDAY LETS AND ASSURED LETS NOT PERMITTED
- STUNNING SEA AND CASTLE HEADLAND VIEWS
- PASSENGER LIFT
- CLOSE TO AMENITIES & NO ONWARD CHAIN
- GAS CENTRAL HEATING
- PETS PERMITTED
- LEASEHOLD WITH A SHARE OF FREEHOLD

## Flat 24 Gibsons Court, Scarborough YO12 7HS

Andrew Cowen Estate Agents are proud to present to the market this **THIRD FLOOR, ONE BEDROOM APARTMENT** WITHIN A WELL MAINTAINED BUILDING boasting **SEA AND CASTLE HEADLAND VIEWS** from the **LOUNGE, KITCHEN** and **BEDROOM** as well as **OFFERING A CENTRAL POSITION** and **CAR PARKING**. This property would appeal to a number of buyers including **FIRST TIME BUYER, A PERMANENT RESIDENCE** to escape to your seaside bolt hole, or simply just to downsize, a great opportunity to enjoy all that Scarborough has to offer.



Council Tax Band: B

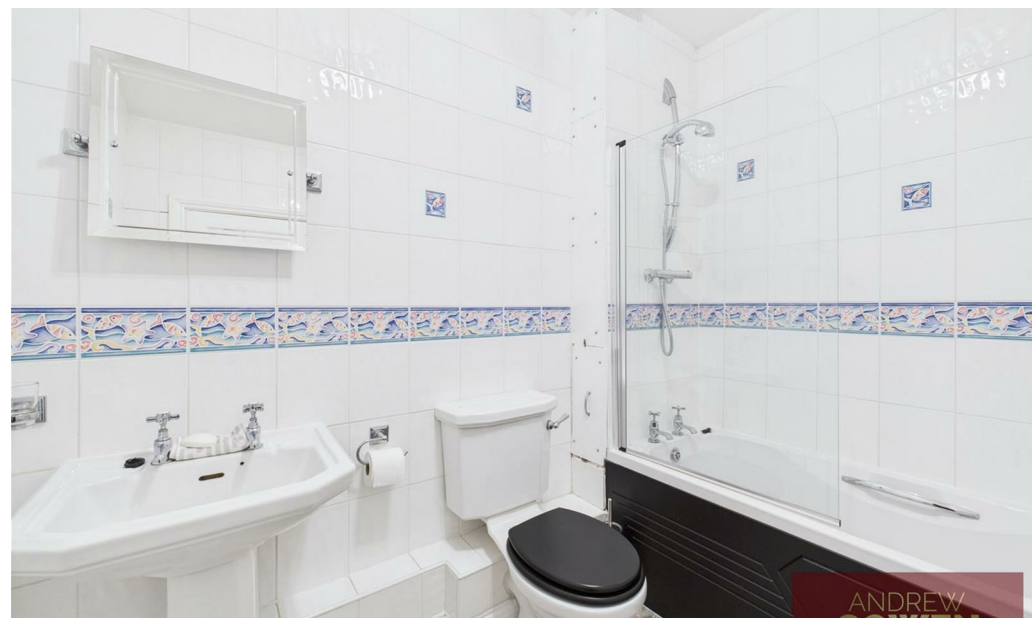


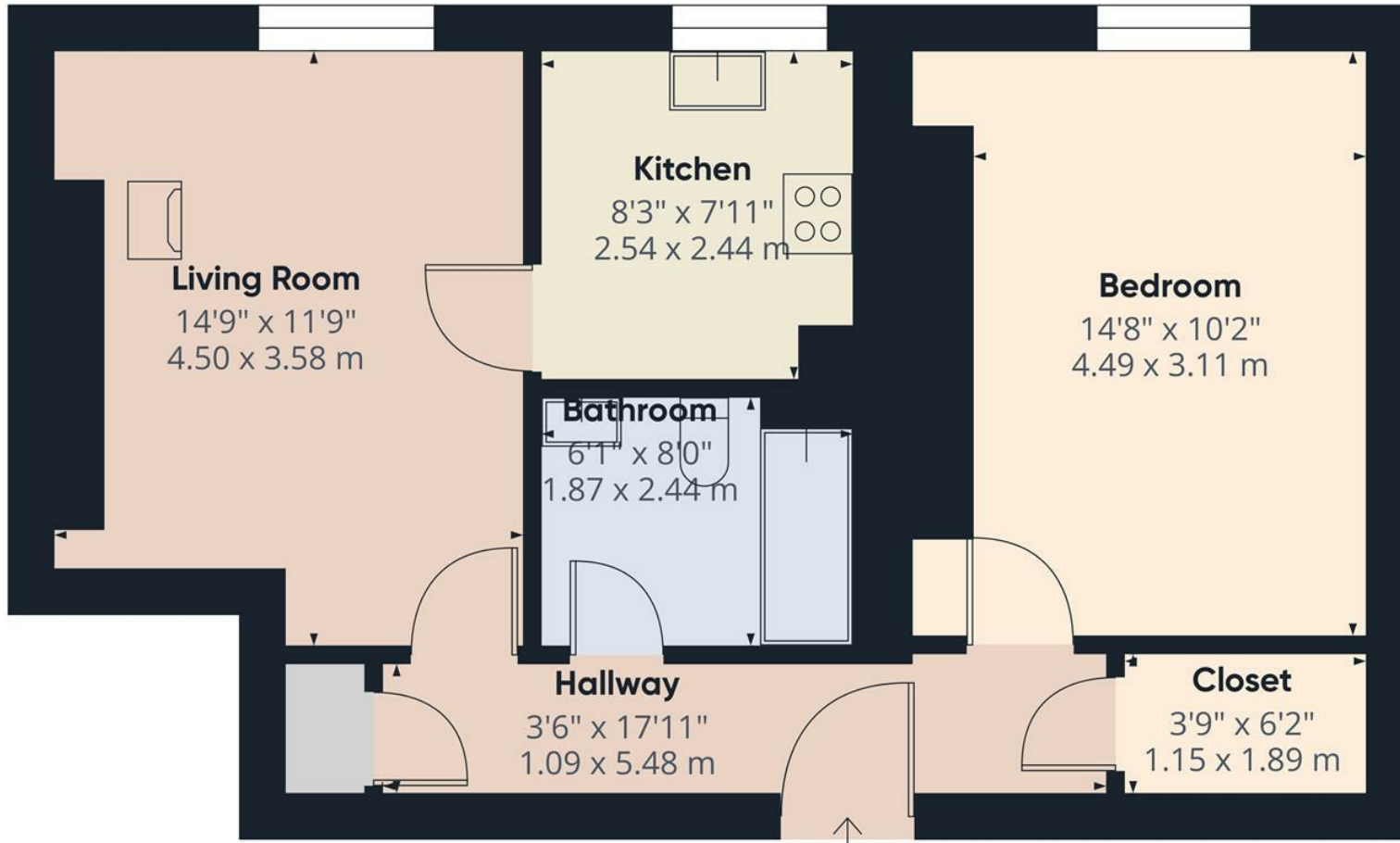
**This bright and airy accommodation briefly comprises; entrance hallway providing access into lounge/dining area, fitted kitchen with a range of base and wall units which offers plenty of storage space. This property boasts a spacious double bedroom and a three piece family bathroom.**

**The property also offers large private carpark on a first come, first served basis and pleasant open aspect sea views over Scarborough's North Bay Beach and beyond. The property benefits from gas central heating and UPVC double glazing.**

**Within a short walk of the apartment is the unspoiled North Bay beach, the restored Open Air Theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and Alpamare Waterpark. In complete contrast, just 10 minutes drive northwards, is the North Yorkshire Moors National Park one of the least populated areas in the UK.**

**DON'T MISS OUT ON THIS GEM. Viewing is a must to appreciate the space, setting and views that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!**





Approximate total area<sup>(1)</sup>  
527 ft<sup>2</sup>  
48.9 m<sup>2</sup>

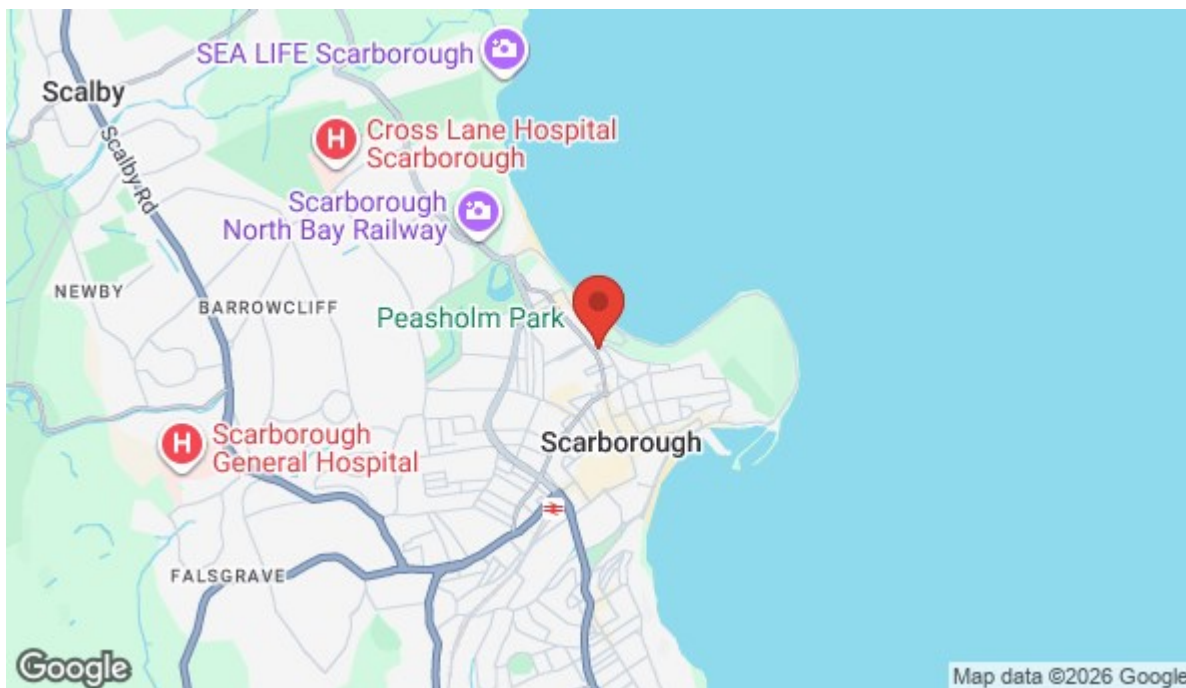
(1) Excluding balconies and terraces

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.

GIRAFFE360





### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 77                         | 82        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

**Viewings**

Call the office to make an appointment today!

**01723 377707**



**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**

View our website here!