



## Flat 3 28 Westbourne Grove, Scarborough, YO11 2DL

Guide Price £74,950

- WELL PRESENTED TOP FLOOR FLAT
- MODERN FITTED KITCHEN
- NO ONWARD CHAIN
- ASSURED LETS PERMITTED
- SPACIOUS ONE BEDROOM
- 3 -PIECE BATHROOM
- ELECTRIC HEATING
- POPULAR SOUTH SIDE LOCATION
- IDEAL FIRST TIME BUY
- PETS PERMITTED

# Flat 3 28 Westbourne Grove, Scarborough YO11 2DL

Andrew Cowen Estate Agents are please to bring to the market a WELL PRESENTED ONE BEDROOM TOP FLOOR APARTMENT neutrally decorated throughout, located on Scarborough's POPULAR SOUTH SIDE, with ELECTRIC HEATING and close to local amenities, offered to the market with spacious living arrangements and NO ONWARD CHAIN. This property would make an ideal first home, bolthole or investment opportunity.



Council Tax Band: A



ANDREW  
COWEN

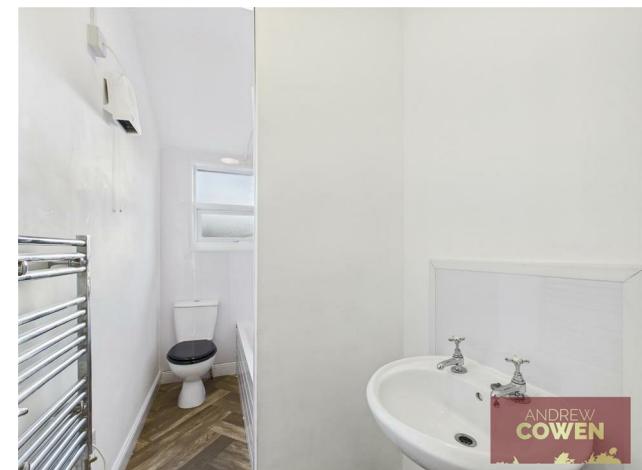
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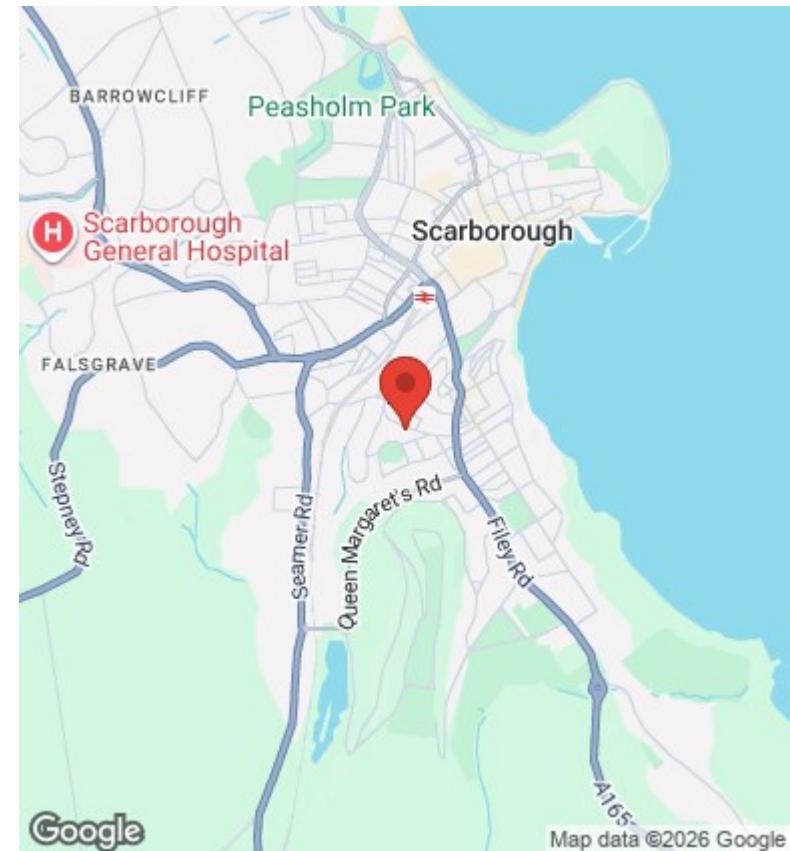
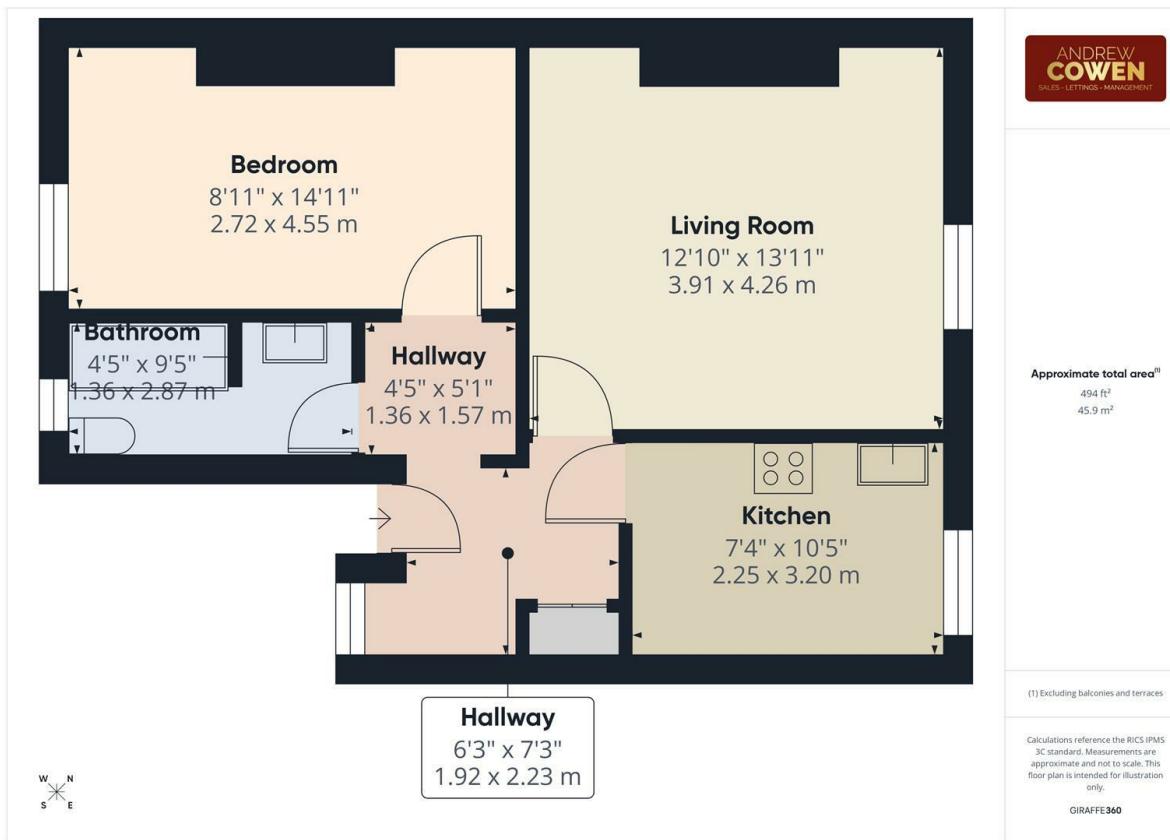
The property is accessed via a communal entrance hall, and the accommodation briefly comprises, hallway, spacious living room, a contemporary fitted kitchen with integrated oven and electric hob and a range of wall and base units, a spacious double bedroom and a three-piece bathroom with shower over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

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, 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. Annual maintenance charge for 2025 £1008.00/pa. 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.





## Looking to Sell?

Book a no obligation valuation today!

01723 377707

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