



colin ellis

## Queens Parade, Scarborough, YO12 7HH

This superb two bedroom first floor leasehold flat offers the perfect opportunity to enjoy coastal living with unrivalled sea views across Scarborough's stunning North Bay and historic castle.

Set within a Grade II listed building with the convenience of a lift to all floors, this home combines period charm with modern comfort.

The spacious living room is the heart of the home, featuring a large bay window that frame panoramic views of the bay and beyond. An open archway leads to the modern fitted kitchen with dining area, designed with a contemporary finish and practical layout.

The property boasts two double bedrooms, ideal for both permanent residence or holiday home. The stylish bathroom includes a white three-piece suite with shower over bath.

Externally, the property benefits from communal parking with an allocated space - a rare and valuable feature in such a prime seafront location.

Guide Price £175,000



## LIVING ROOM

5.45 x 3.91 (17'10" x 12'9")

## KITCHEN

4.84 x 2.30 (15'10" x 7'6")

## BEDROOM

4.04 x 3.05 (13'3" x 10'0")

## BEDROOM

4.04 x 2.81 (13'3" x 9'2")

## BATHROOM

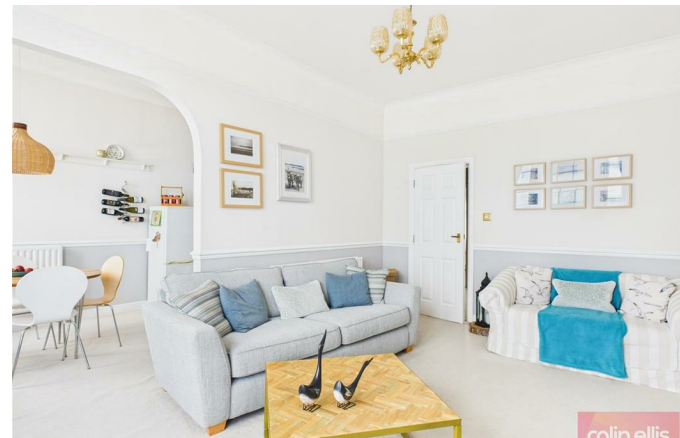
2.40 x 1.81 (7'10" x 5'11")

## TENURE

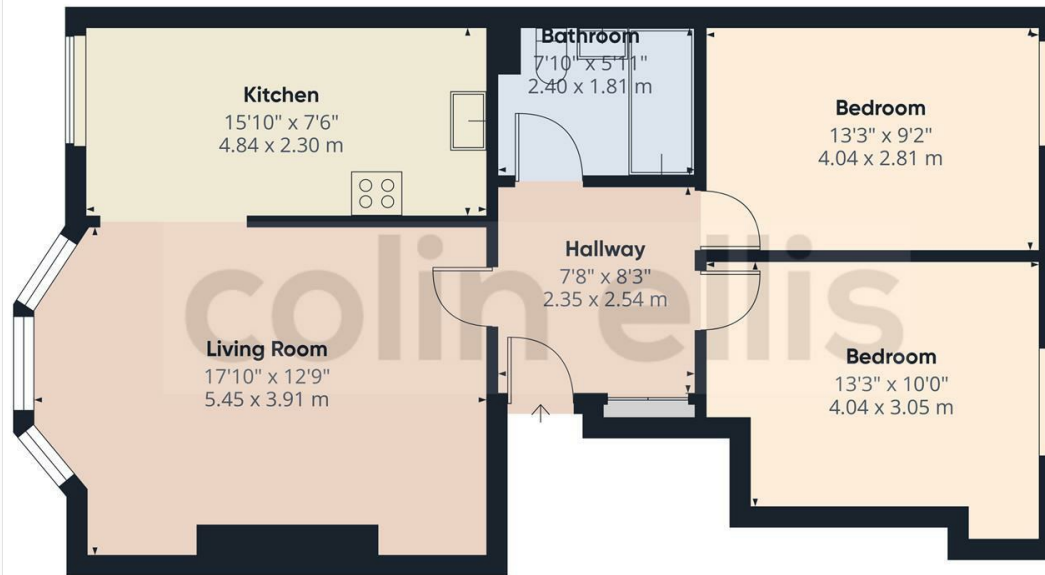
Our vendor(s) have informed us of the following:

- \* Leasehold (999 years from 1991)
- \* Maintenance Agreement in place with a local managing agent
- \* Maintenance Charge £xxxx per annum
- \* Ground Rent £10 per annum
- \* AST's Allowed
- \* No Pets
- \* No Holiday Lets

Please note all matters of tenure are subject to verification and clarification in a contract of sale







Approximate total area<sup>(1)</sup>  
704 ft<sup>2</sup>  
65.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

**Queens Parade - 18731190**

**Council Tax Band - C**

**Tenure - Leasehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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