



colin ellis

## Esplanade, Scarborough, YO11 2UZ

A bright and spacious two-bedroom top floor apartment situated on the highly sought-after Esplanade, boasting stunning views. This well-proportioned property features a balcony, perfect for enjoying the coastal outlook, along with a generous kitchen/diner and living room ideal for relaxing or entertaining. The apartment also offers two good-sized bedrooms, a bathroom. While the property is in need of renovation, it presents an excellent opportunity to create a bespoke home in a prime location. Further benefits include lift access within the block and the advantage of no onward chain, making for a straightforward purchase.

Guide Price £140,000



## HALLWAY

## LIVING ROOM

4.55 x 5.88 (14'11" x 19'3")

## KITCHEN/LIVING AREA

2.73 x 6.14 (8'11" x 20'1")

## BEDROOM

3.44 x 4.60 (11'3" x 15'1")

## BATHROOM

2.50 x 2.21 (8'2" x 7'3")

## BEDROOM

3.00 x 4.49 (9'10" x 14'8")

## TENURE

Our vendor has informed us of the following:

- \* Freehold
- \* Maintenance charge TBC per annum
- \* Pets TBC
- \* AST's are allowed
- \* Holiday TBC

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





