

# colin ellis

## Esplanade Gardens, Scarborough, YO11 2AW

Located in one of Scarborough's most sought-after coastal spots, this beautifully presented third-floor flat offers uninterrupted sea views and an abundance of natural light. Perfect for homeowners or holiday seekers, the property features two bedrooms, a spacious living area, and a modern kitchen, all designed to take full advantage of the picturesque surroundings.



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Offers Over £170,000

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## PROPERTY DESCRIPTION

This property briefly compromises of a entrance hall, a three piece bathroom, a kitchen leading to a living room and two bedrooms.

### KITCHEN

3.05 x 2.48 (10'0" x 8'1")

### LIVING ROOM

2.69 x 5.35 (8'9" x 17'6")

### BEDROOM

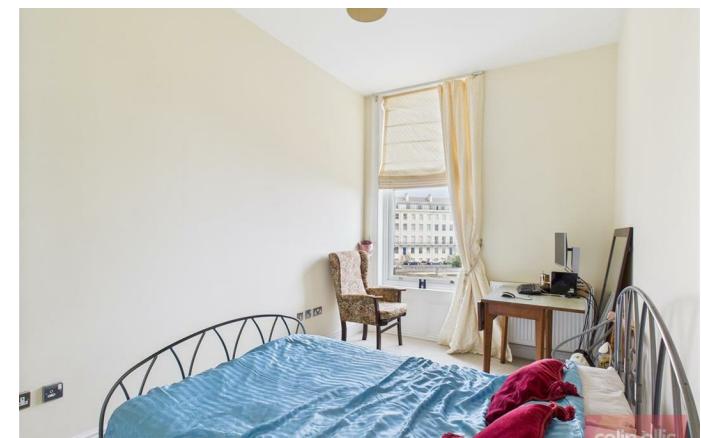
2.61 x 4.31 (8'6" x 14'1")

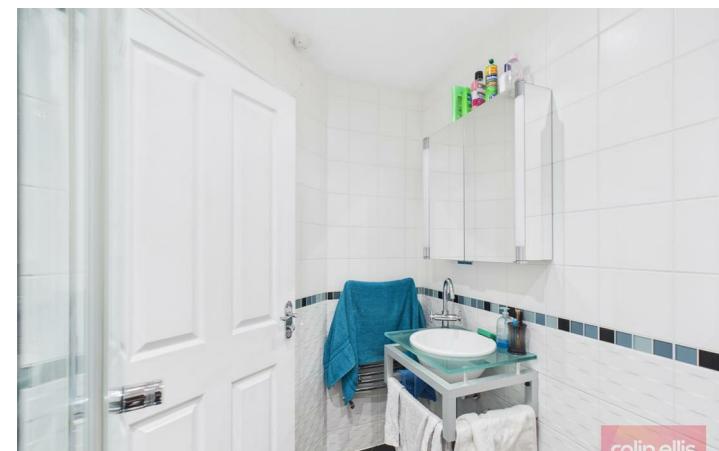
### BATHROOM

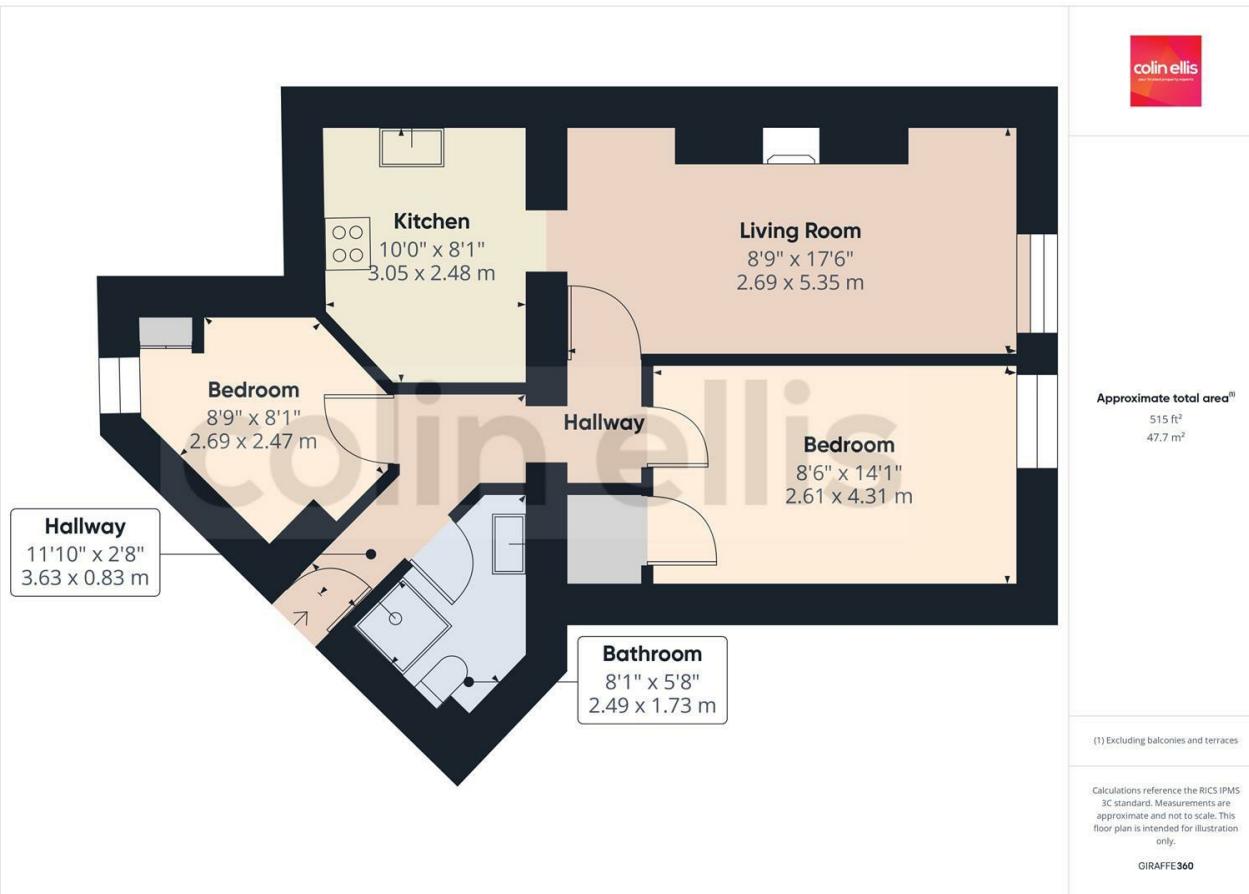
2.49 x 1.73 (8'2" x 5'8")

### BEDROOM

2.69 x 2.47 (8'9" x 8'1")







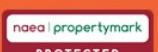
## Esplanade Gardens - 18715194

**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) A		
(81-91) B		
(69-80) C	70	80
(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	



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