



colin ellis

South Street, Scarborough, YO11 2BP

*** CASH BUYERS ONLY*** This ONE bedroom third floor LEASEHOLD apartment situated on South Cliff benefits from a three piece bathroom suite, galley kitchen, LOUNGE/DINER and NO ONWARD CHAIN.

Guide Price £60,000



DESCRIPTION

Briefly comprising of an entrance landing leading to lounge/diner, double bedroom, galley kitchen and a three piece bathroom suite.

The property is conveniently located minutes from a wealth of local amenities including, bars, restaurants and a short walk to the South Bay beach., town centre and the train station. The nearby Spa footbridge leads to Scarborough's South Cliff/Esplanade, and the celebrated, recently-renovated Italian Gardens.

LOUNGE/DINER

3.8 x 4.1 (12'5" x 13'5")

Electric radiator, velux windows and power points.

KITCHEN

3.0 x 2.3 (9'10" x 7'6")

Base units, tiled splash back, space for oven, hob, fridge, freezer and washing machine, sink/drainers unit, mixer tap, uPVC double glazed window, electric heater and power points.

BEDROOM ONE

3.9 x 3.0 (12'9" x 9'10")

Electric radiator, uPVC double glazed window and power points.

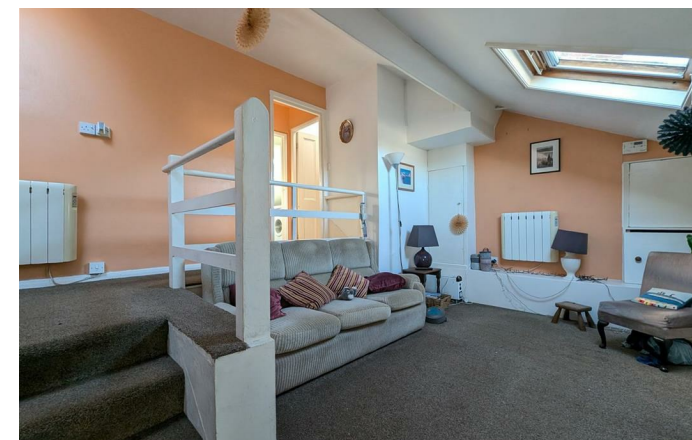
BATHROOM

1.7 x 1.5 (5'6" x 4'11")

Panel bath, basin with pedestal, low flush wc, shower over bath, electric heater and velux window.

TENURE

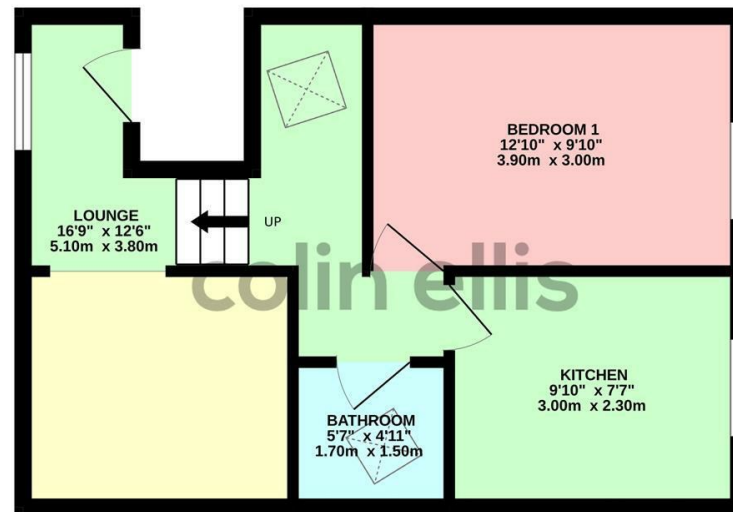
We have been advised by the Vendor that the apartment is Leasehold with a maintenance agreement in place with a local managing agent amounting to approximately £74 per month and



a ground rent of £100 per annum . We have been advised that AST's, pets and holiday lets are permitted. We do however advise that matters subject to the tenure, maintenance and restrictions are to be clarified with a Solicitor at the time of purchase.



GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 385 sq.ft. (35.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	51	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

South Street - 18701079

Council Tax Band - A

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.



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