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Flat 2, 20A Esplanade, Scarborough

Guide Price £125,000



Flat 2

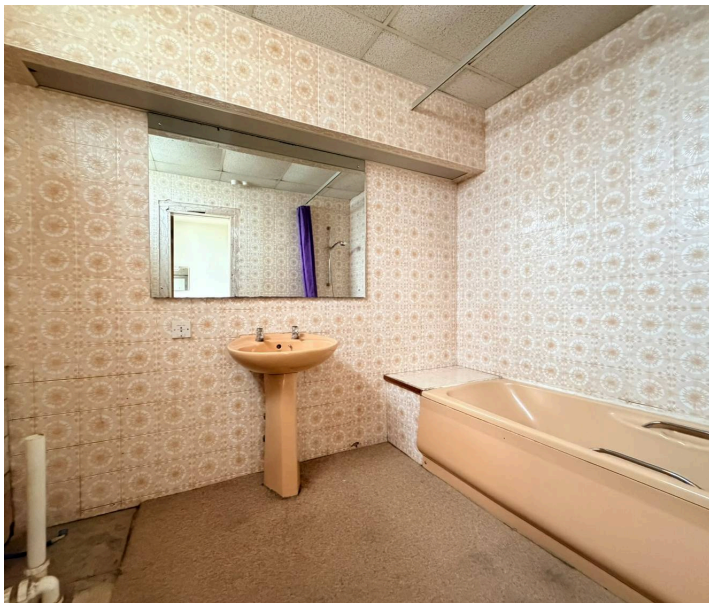
20A Esplanade, Scarborough

- TWO BEDROOM FIRST FLOOR FREEHOLD FLAT
- POPULAR ESPLANADE LOCATION
- SPACIOUS LOUNGE/DINING ROOM
- LOUNGE WITH BAY WINDOW
- BALCONY & ATTRACTIVE SEA/CASTLE VIEWS
- SEPERATE WC AND BATHROOM
- NO ONWARD CHAIN

We are delighted to present this two-bedroom first floor freehold flat, perfectly positioned on the ever-popular Esplanade and offering captivating sea and castle views.

This property boasts a spacious lounge/dining room, beautifully enhanced by a bay window that fills the space with natural light. The layout is thoughtfully designed for comfortable living, with a well-proportioned kitchen and a separate WC and bathroom, providing added convenience for residents and guests alike. Both bedrooms are generously sized, offering flexibility for a variety of lifestyle. The flat's elevated position maximises the impressive vistas, creating a truly special ambience throughout.

Situated in a sought-after location renowned for its convenience and vibrant coastal atmosphere, this property is ideal for those wishing to enjoy the best of seaside living. Offered to the market with no onward chain, this is a rare opportunity to secure a delightful home in a prime setting. Early viewing is highly recommended to fully appreciate the space, views, and lifestyle on offer.





FIRST FLOOR

Hall

10' 10" x 3' 11" (3.30m x 1.20m)

Kitchen

11' 2" x 6' 11" (3.40m x 2.10m)

Lounge/Dining Room

21' 8" x 16' 1" (6.60m x 4.90m)

Bedroom One

13' 1" x 9' 6" (4.00m x 2.90m)

En-Suite

8' 6" x 6' 7" (2.60m x 2.00m)

Bedroom Two

11' 2" x 8' 10" (3.40m x 2.70m)

WC

5' 3" x 3' 7" (1.60m x 1.10m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

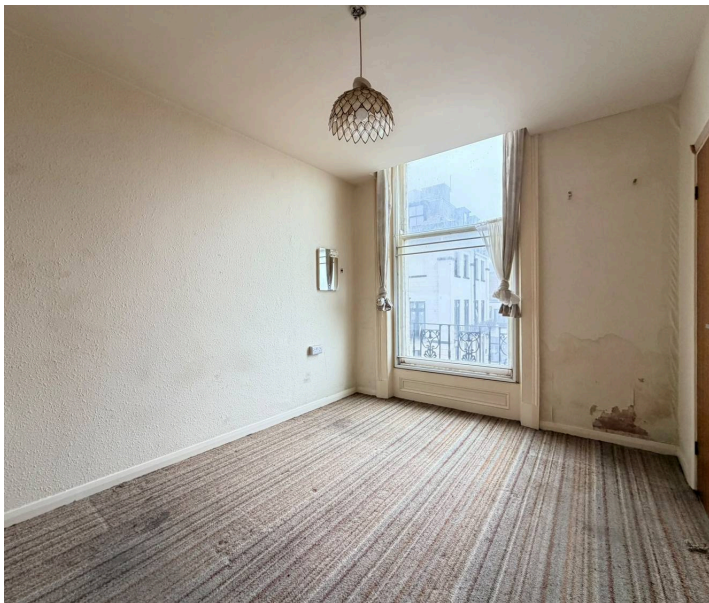
TENURE/MAINTENANCE - We have been informed by the owner that the property is freehold and there is a maintenance agreement in place at a cost of £947.20 every 6 months with Nicholsons. We have also been informed that pets and residential letting are allowed but holiday letting is not.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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Interested?

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With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132