



## *Astoria Court, 3 Esplanade, Scarborough, YO11 2BA*

*Guide Price £244,950*

- **GROUND FLOOR APARTMENT**
- **SEA VIEWS**
- **PASSENGER LIFT**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS ACCOMODATION**
- **OPEN PLAN LAYOUT**
- **HIGHLY SOUGH AFTER AREA**

## *3 Esplanade, Scarborough YO11 2BA*

*This SPACIOUS, GROUND FLOOR APARTMENT benefits from an OPEN PLAN LAYOUT AND SEA VIEWS, this would make a FANTASTIC HOME in a HIGHLY SOUGHT AFTER AREA. With SPACIOUS ACCOMMODATION and just a moment from the SOUTH BAY BEACH, local AMENITIES and public transport links, it is perfectly located to enjoy the area to the fullest*



*Council Tax Band: C*



*Astoria Court, a prestigious residential block of 25 stunning apartments is situated on the famed Esplanade overlooking the south bay beach with views stretching from Scarborough Castle across the horizon to Filey Headland. Situated in a lovely residential area close to the wonderful Rose Garden, Italian Garden and walking routes of The Esplanade, and the local transport links and amenities of Ramshill Road, we are sure this property to be of appeal to a vast array of purchasers. The amenities close by include; convenience stores, hotels, pubs and eateries, salons, pharmacies, butchers and more - everything that is needed for day-to-day living.*

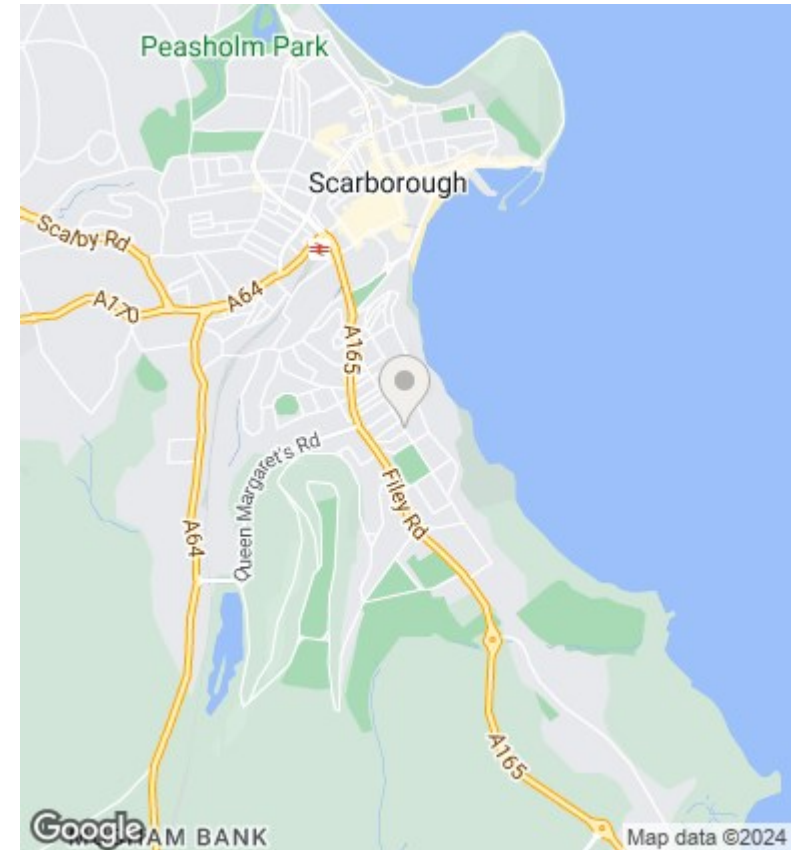
*The property which 'in our opinion' is ready to move into comprises from the well kept communal hallway; a tiered, bright hallway which provides access to the very spacious, open-plan modern dining-kitchen and spacious living room with stunning sea views from the bay window. There are two good-sized double bedrooms, and a contemporary style, four piece bathroom suite with walk in shower cubicle.*

*For more information or to arrange your viewing call our experienced sales team now on 01723 377707.*





TOTAL FLOOR AREA: 94.4 sq.m. (1016 sq.ft.) approx.  
Measurements are approximate. Not to scale. Measurement purposes only.  
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## Directions

## Viewings

**Viewings by arrangement only.**  
**Call 01723 377707 to make an appointment.**

**Council Tax Band**

**C**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>47</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	