



Flat 5, 8 Albion Road, Scarborough, YO11 2BT
Offers In Excess Of £79,950

- **TOP FLOOR FLAT**
- **CHAIN FREE**
- **LEASEHOLD**
- **NO HOLIDAY LETS**

- **ONE DOUBLE BEDROOM**
- **VACANT POSSESSION**
- **VERY CLOSE PROXIMITY TO THE SOUTH BAY BEACH**

- **SOUGHT AFTER LOCATION**
- **COUNCIL TAX BAND A**
- **FAR REACHING VIEWS**

8 Albion Road, YO11 2BT

Andrew Cowen Estate Agents are pleased to present to the market this FANTASTIC, TOP FLOOR, LEASEHOLD FLAT just a stones throw from the ESPLANADE is available CHAIN FREE and with VACANT POSSESSION and 'in our opinion' would be AN IDEAL PURCHASE for a FIRST TIME BUYER or an Investor looking to join the BUY TO LET market or someone looking for a bolt-whole to use during the holidays - we feel with this property being located on Scarborough's South Cliff it has excellent access to a wealth of amenities, PUBLIC TRANSPORT LINKS, attractions and Scarborough Town Centre.



Council Tax Band: A



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This vacant, chain free property comprises from the communal hallway: entrance vestibule and stairs leading up to the landing/hallway which provides access to all internal accommodation; a good sized lounge with a two windows letting in lots of natural daylight, a double bedroom with storage, a three piece bathroom suite with overhead shower and a dining-kitchen with fitted base and wall units and space for a free standing oven, fridge/freezer, dining table and chairs. The property benefits from being UPVC double glazed, gas central heating, a telephone entry system and beautiful, far reaching views.

Nearby are plenty of local amenities on Ramshill Road shopping parade which includes; convenience stores, butchers, pubs, eateries, hotels, post office, pharmacies and much more. There are also two major supermarkets located nearby as well as public transport links and Scarborough train station providing access to Malton, York and beyond. Located nearby is Scarborough's South Bay and sandy beach making this an excellent full time residence or holiday home. Internal viewing is highly recommended to fully appreciate the space, views and setting within this well appointed apartment.

*Leasehold (92 years remaining)
Scarborough Property Services provide maintenance
£450 per annum service fee
NO holiday lets
NO pets
YES to residential lets*

Contact us today for further information or to arrange your viewing on this perfect holiday/opportunity.



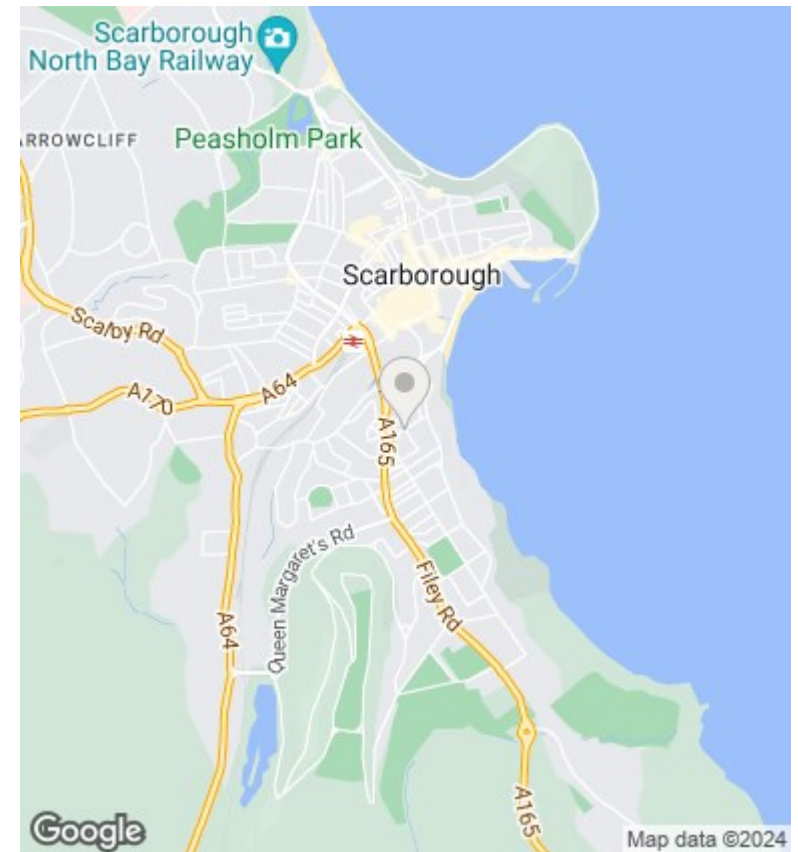


Approximate total area⁽¹⁾
503.86 ft²
46.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Directions

Viewings

Viewings by arrangement only.
Call 01723 377707 to make an appointment.
Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	