



## *5 Red Court, Esplanade, Scarborough, YO11 2XA*

*£350,000*

- *TOP FLOOR APARTMENT*
- *FITTED KITCHEN WITH INTEGRATED APPLIANCES*
- *ICONIC HISTORICAL BUILDING*
- *TWO GOOD SIZED DOUBLE BEDROOMS*
- *OFF-STREET PARKING and GARAGE*
- *FABULOUS SOUTH SIDE LOCATION*
- *FRONT FACING LOUNGE WITH DIRECT SEA VIEWS*
- *COMMUNAL SUN ROOM*
- *LARGE FEATURE COURTYARD*

## 5 Red Court, YO11 2XA

***A RARE and UNIQUE opportunity to purchase this ONE OF A KIND dwelling, located in one of Scarborough's MOST ICONIC, converted HISTORICAL BUILDINGS on the FAMED ESPLANADE. A SPACIOUS and IMMACULATELY PRESENTED APARTMENT benefiting from stunning, UNSPOILT SEA and HARBOUR VIEWS, allocated PARKING and having recently been re-furbished in an immaculate order, 'in our opinion' this is a REMARKABLE OPPORTUNITY and would make a wonderful full-time residence or for the whole family to enjoy as a HOLIDAY HOME.***

***\*\*Can be sold with to include high quality contents\*\****



Council Tax Band: D



*Red Court is an impressive Grade II listed building built around 1905 as a summer residence for Alfred Shuttleworth, chairman of Clayton & Shuttleworth Ltd, subsequently converted into very spacious luxury Sea View apartments. The building was more previously portrayed in the ITV Series 'The Royal' as St.Aidan's Royal Free Hospital.*

*This spectacular apartment, situated on the top floor briefly comprises from the communal entrance; inner entrance hallway providing access into the good-sized, front facing lounge/dining area boasting stunning views of Scarborough Castle and the sea, as well as a feature wall mounted electric fire. The property also features a fitted deep navy kitchen with gold accents, offering a range of base/wall units and an array of integrated appliances. There are two spacious double bedrooms, one complete with fitted wardrobes, ideal for storage purposes. There is a three-piece shower room with under sink storage facilities, plus a separate free standing shower cubicle.*

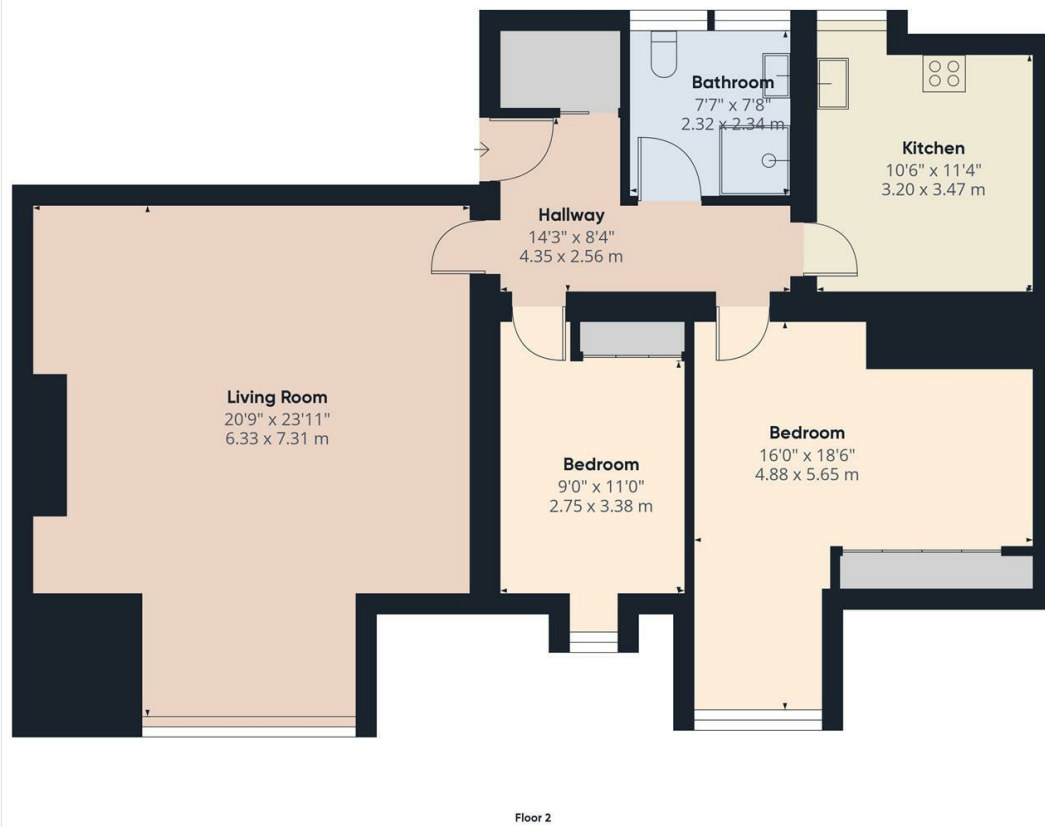
*Externally, the property surrounds an attractive private central courtyard garden and conservatory for communal enjoyment, adjacent to which is a large cobbled and gated stable yard, notably used as a filming location for a popular television drama. There is off street parking to the front as well as a single garage belonging to the property.*

*Viewing is essential to appreciate the space, feel and surrounding that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*









Approximate total area<sup>®</sup>  
1079.81 ft<sup>2</sup>  
100.32 m<sup>2</sup>

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.

GIRAFFE 340

Floor 2



### Viewings

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

**Council Tax Band D**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	52
(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	