



Ground Floor Flat (F1), 47 Esplanade, Scarborough, YO11 2AY

Offers In Excess Of £250,000

- *GROUND FLOOR APARTMENT*
- *SPACIOUS ACCOMODATION THROUGHOUT*
- *MODERN THREE-PIECE BATHROOM SUITE*
- *TWO BEDROOMS*
- *IMMACULATELY PRESENTED*
- *IDEAL SECOND HOME OR FULL TIME RESIDENCE*
- *SEA VIEWS*
- *IDEALLY LOCATED ON THE ESPLANADE*

47 Esplanade, YO11 2AY

****TAKE A LOOK AT OUR VIRTUAL TOUR... ** Andrew Cowen Estate Agents are proud to present to the market this beautifully presented, **GROUND FLOOR** apartment with **SEA VIEWS** and **SPACIOUS ACCOMMODATION**, which is located in an enviable position on the sought after **ESPLANADE PARADE**. It is **PERFECTLY LOCATED** in order to enjoy the nearby amenities, gardens, **DIRECT ACCESS TO THE SOUTH BAY** and to the town centre. This would make an excellent **FULL TIME RESIDENCE** or as a **SECOND HOME** for holidays. Internal viewing is highly recommended to fully appreciate the space, views and setting of this stunning property.**



Council Tax Band: D

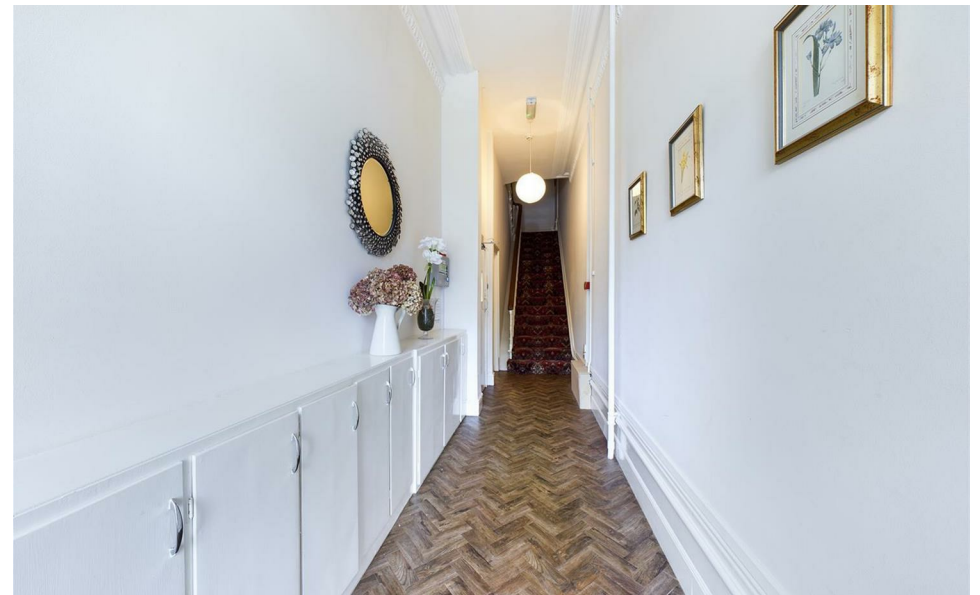


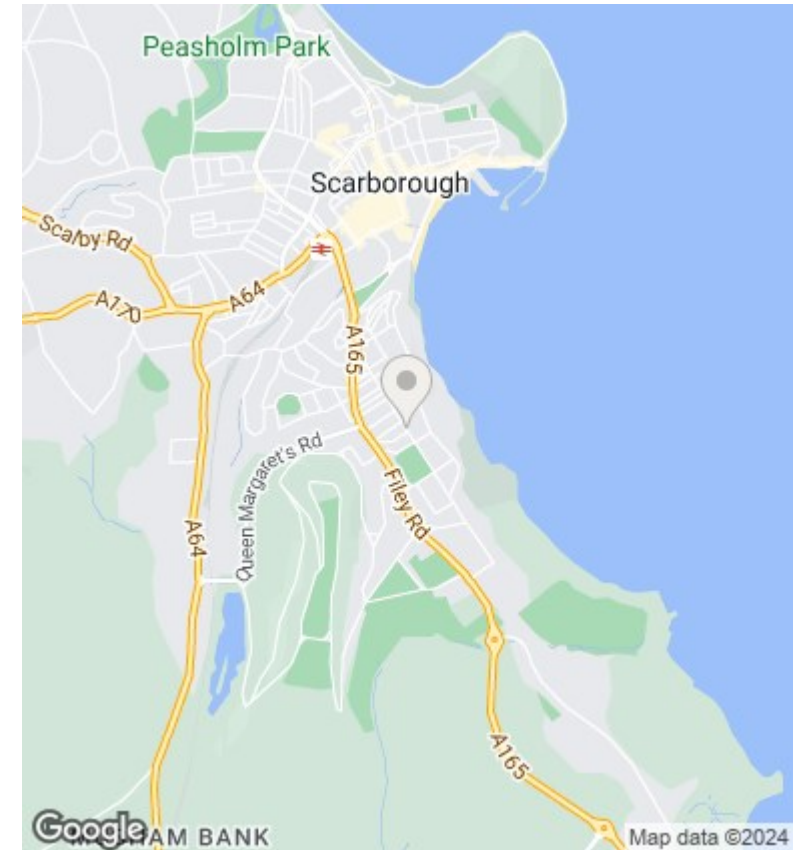
The beautiful property comprises from the communal hallway; entrance hallway with a large storage cupboard which leads to all accommodation including two bedrooms, a modern fitted three piece bathroom comprising WC, hand basin, bath and over bath shower, a modern spacious dining kitchen with an abundance of counter worktop space, wall units and base units, and a very spacious bay window lounge which benefits from views of the sea. The property is brought to the market in immaculate order throughout and is ready to move into, benefits from gas central heating and has original features throughout including high ceilings, cornicing, ceiling rose and sash windows. This flat also benefits from some UPVC double glazing. Handy for the South Bay, Spa and the town centre with all its amenities.

The apartment affords excellent access to a wide range of attractions and amenities including; The Esplanade and Clock Tower, Italian Gardens, Spa and Conference Centre, Golf Course, and not to mention Scarborough town centre, the South Bay, the beautiful sandy beach and the Cleveland Way - an ideal route to take in the stunning views. The amenities close by on Ramshell Shopping Parade include; convenience stores, hotels, pubs and eateries, salons, pharmacies and more - everything that is needed for day-to-day living.

This property is believed to be freehold but all matters of tenure are subject to verification and clarification of solicitors in a contract of sale, vacant possession upon completion.

Early viewing advised, please call our experience sales team for further information on 01723 377707





Viewings

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

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