



***10 Adelphi Court Esplanade, Front Garden Apartment, Scarborough, YO11 2UZ***

***£110,000***

- ***ONE BEDROOM GARDEN APARTMENT***
- ***SMALL OUTDOOR SPACE***
- ***FREEHOLD APARTMENT***
- ***BEAUTIFULLY PRESENTED***
- ***POPULAR ESPLANADE LOCATION***
- ***APPEALING TO A NUMBER OF BUYERS***
- ***MODERN KITCHEN AND BATHROOM***
- ***PRIVATE ENTRANCE***

## *10 Adelphi Court Esplanade, Scarborough YO11 2UZ*

*Andrew Cowen Estate Agents present to the market this BEAUTIFULLY PRESENTED, ONE BEDROOM GARDEN APARTMENT located within a stone-built PERIOD BUILDING on Scarborough's desirable ESPLANADE with a PRIVATE ENTRANCE and SMALL SEATING AREA, PERFECT FOR OUTDOOR DINING.*



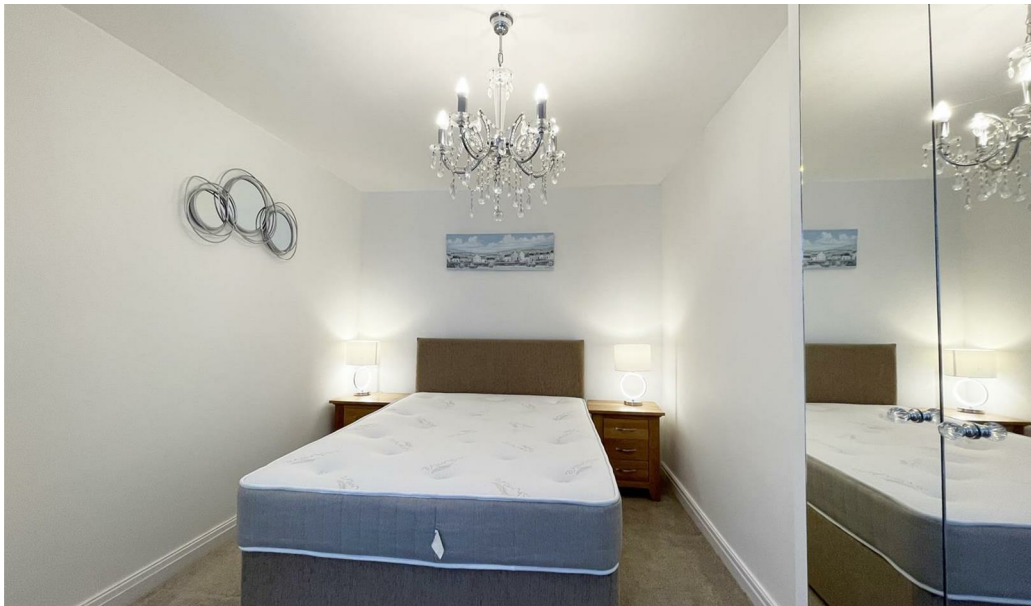
Council Tax Band: A



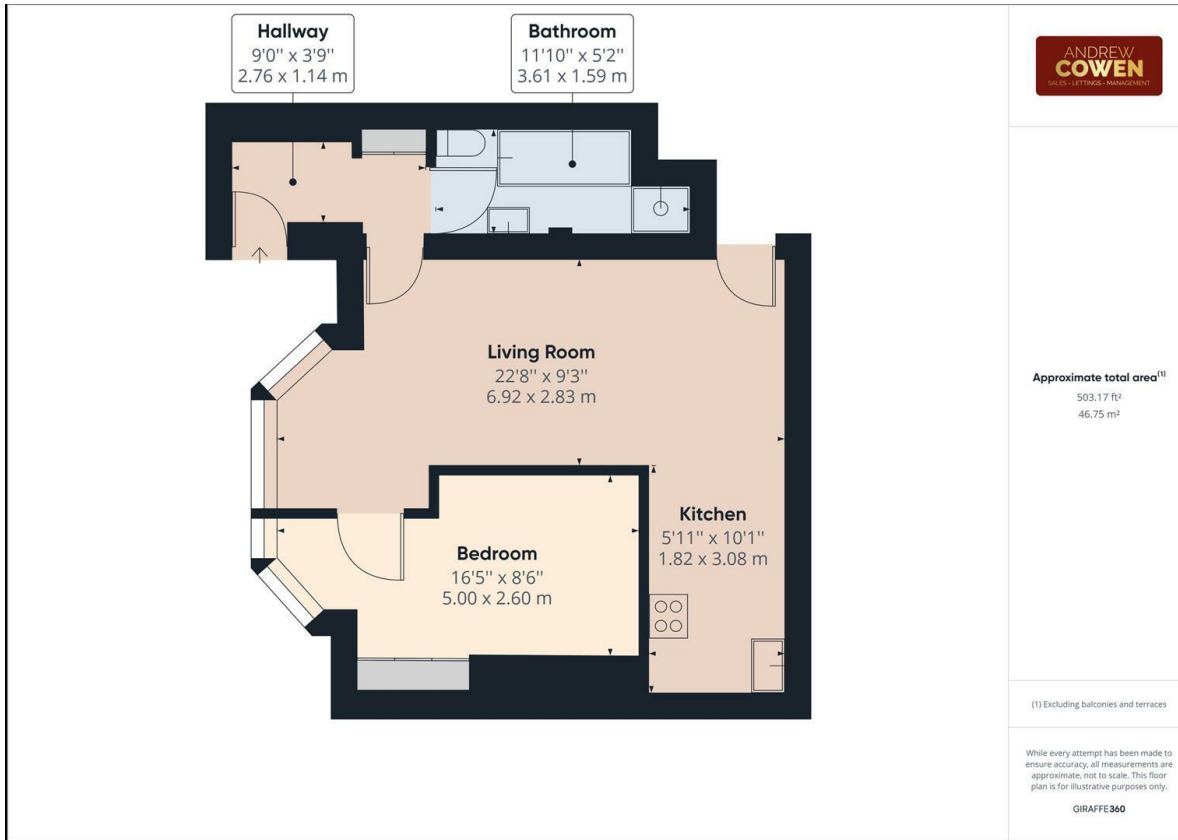
*The property is accessed via a private entrance door and is located on the basement level comprising; entrance vestibule, entrance hall, a bay fronted light and airy lounge, a modern fitted kitchen, one double bedroom and a tasteful four piece bathroom suite. Externally, the property offers a garden with lawn to the front with a small, outdoor seating area.*

*Located within the highly desirable Esplanade, close to Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff. The property provides a wealth of amenities and attractions at hand including local shops, eateries, Rotunda Museum and Scarborough Spa. Early internal viewing is essential in order to fully appreciate this one bedroom apartment. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*









## Viewings

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

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>64</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	