



## *Flat A 21 Royal Avenue, YO11 2LS*

*£115,000*

- *GROUND FLOOR APARTMENT*
- *FITTED KITCHEN*
- *GAS CENTRAL HEATING*
- *PRIVATE ENTRANCE AND FRONT GARDEN*
- *DOUBLE BEDROOM*
- *CLOSE TO AMENITIES*
- *BAY WINDOW LOUNGE*
- *BATHROOM*
- *NO ONWARD CHAIN*

## Flat A 21 Royal Avenue, YO11 2LS

***Andrew Cowen Estate Agents present to the market this ONE BEDROOM APARTMENT with PRIVATE ENTRANCE and PRIVATE FRONT GARDEN, situated on the POPULAR SOUTH SIDE close to a NUMBER OF AMENITIES. This property offers SPACIOUS ACCOMMODATION THROUGHOUT, with a SPACIOUS FRONT FACING LOUNGE and FITTED KITCHEN.***



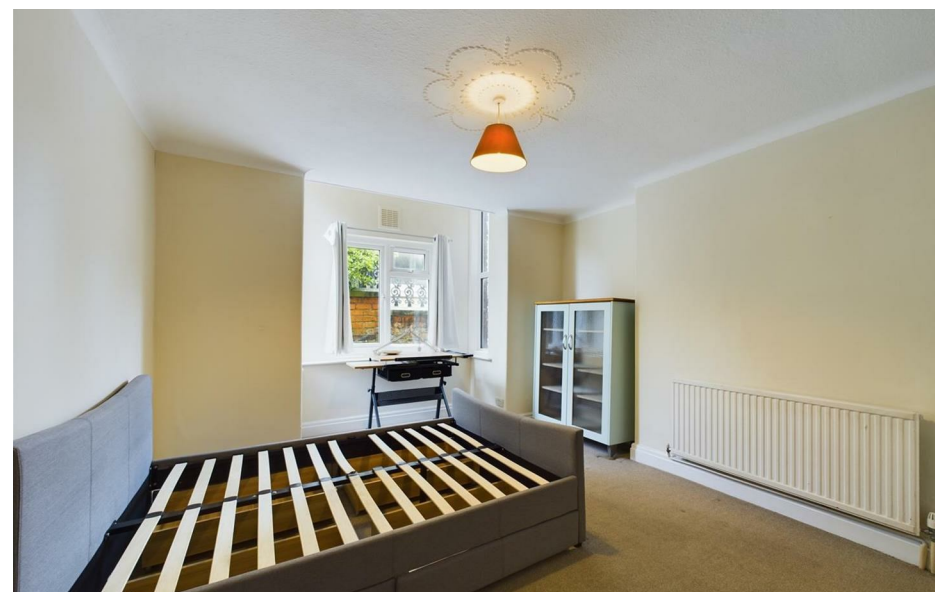
Council Tax Band: A

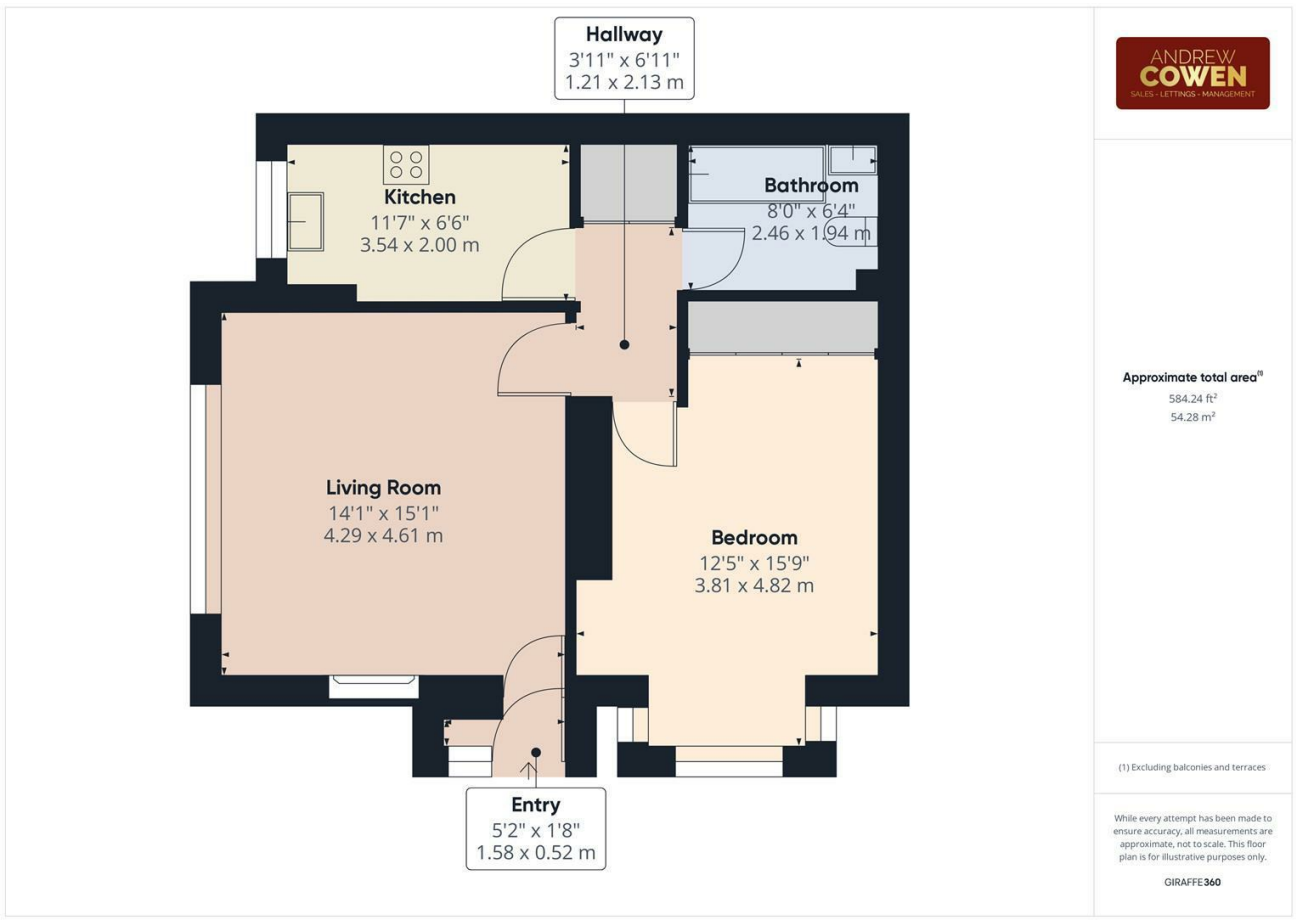


*This property comprises briefly; entrance hallway leading into the spacious, front facing lounge with feature fireplace which allows plenty of natural lighting to flood through. There is a fitted kitchen with a range of base and wall units, plus a range of integrated appliances and ample worktop space. The property boasts one double bedroom with built in wardrobe space, ideal for storage facilities. There is also a three piece family bathroom suite with overhead shower. The property also has the added benefit of a private front garden, which solely belongs to this property to be enjoyed.*

*Situated on the South Side of Scarborough this property benefits from being located near a wealth of amenities including local shops, the Railway Station, the Town Centre and the South Bay Beach offering amusements and restaurants.*

*Viewing is essential to appreciate the space, position and feel that this property has to offer, which would appeal to a number of buyers including first time buyers and those looking to join the buy to let market. Please call*





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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	67	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewings**

*Viewings by arrangement only.*

**A Call 01723 377707 to make an appointment.**