

# ELLIS HAY

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# FOR SALE



Flat 4, 45 Esplanade Road

Scarborough, YO11 2AT

Guide Price £89,950

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

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info@ellishay.co.uk

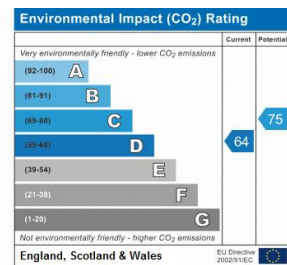
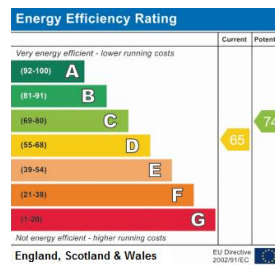
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# Property Summary

INVESTOR ALERT - This two bedroom second floor flat is situated on Scarboroughs South Cliff and is handy for the shops on Ramshill and is within walking distance of the Town. The property has gas fired heating and comprises of a lounge, kitchen, two bedrooms and a bathroom. Long lease of approx. 986 years remaining. Early viewing advised. SITTING TENANT - NO ONWARD CHAIN



- 2 BEDROOMS
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- SITTING TENANT
- NO ONWARD CHAIN
- The property is Leasehold with 985 years remaining. The current maintenance is £295 per quarter with £125 ground rent per annum



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Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.