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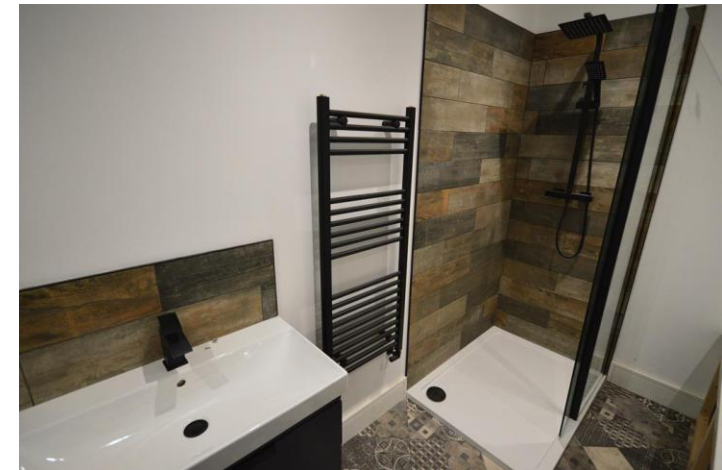
**Apartment 8, 454 Scalby Road,
Scarborough, YO12 6EE**

Colin Ellis are extremely proud to market this two bedroom first floor duplex apartment situated in the sought after area of Newby/Scalby outskirts.

This eye catching, new development has been built with care and attention and is a must buy.

Guide Price £330,000





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This prestigious block of ten apartments has the convenience of a lift to all floors and designated internal off road parking with BS1363 electric charging can be purchased with each apartment for £10,000 (one per apartment).

Subject to build progress this property will have modern interior throughout, lift to all floors and parking making these apartments suited to multiple buyers. Due to the location of the property however we believe that these apartments would be fantastic as a second home as it has good access to Scarborough's North Bay beach, Peasholm and the Open Air Theatre.

Secure yours today with just a 1% deposit.

Photos for illustration purposes only show Penthouse Apartments 9 & 10



Situated in the north of Scarborough on the outskirts of Scalby the property is a short distance away from a wide range of facilities and amenities including; supermarket, library, pubs, North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, the £14 million Alpamare Waterpark. In complete contrast, just 10 minutes drive northwards, is the North Yorkshire Moors National Park one of the least populated areas in the UK. chemist and doctors surgery, tennis courts and walking cycling trails. In addition principal schools, including Scalby School, Yorkshire Coast College and Newby Primary School are close by together with Scarborough Hospital. Also within a short walk (across the road) is the newly built Newby Dental Practice which is leading the way in Scarborough with world class technology including scanners, digital imaging systems and CAD/CAM design machines.

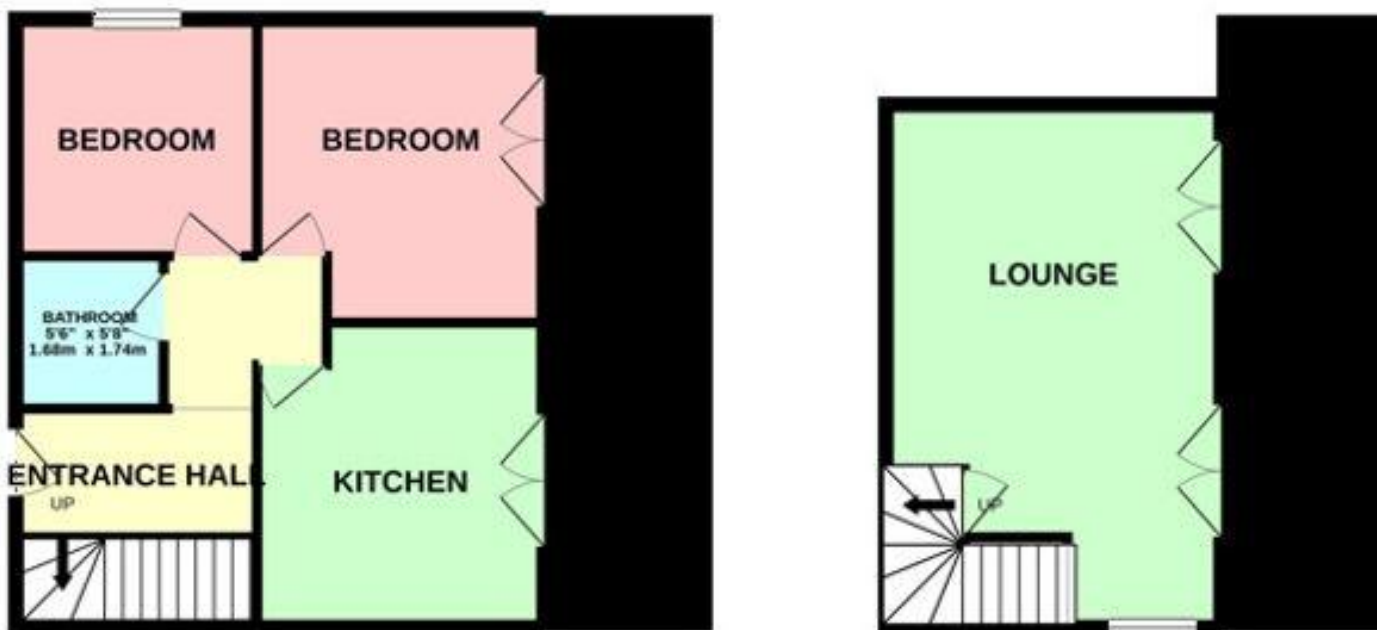


Scarborough is a resort town on England's North Sea coast. Its two bays with sandy beaches are split by a headland bearing the 12th-century Scarborough Castle. The Victorian Central Tramway funicular train links the town centre with South Bay and its harbour. The Rotunda Museum explores local coastal geology. Scarborough SEA LIFE Sanctuary's marine displays.



The nearby area offers many miles of hill walking and outstanding scenery to enjoy and there are numerous small villages and pubs and excellent sandy beaches at Scarborough whilst further north is the dramatic rocky coastline near Robin Hoods' Bay and Whitby. Attractions in the area include an extensive range of leisure facilities in Scarborough itself, Flamingo Land near Pickering, the North York Moors Steam Railway, the walled city of York with its many different attractions to include York Minster, the National Railway Museum and the York Centre.

FLAT 8
694 sq.ft. (64.5 sq.m.) approx.



This duplex apartment briefly comprises: entrance hall, kitchen, two double bedrooms, family bathroom, and stairs to second floor living room. To the outside of the property is a balcony on each level and an allocated parking space (subject to purchase) with greenery around.

ENTRANCE HALL

KITCHEN 3.27m x 3.46m
With balcony access.

BEDROOM ONE 2.75m x 2.70m
With balcony access.

BEDROOM TWO 3.27m x 3.45m

BATHROOM 2.17m x 1.68m

STAIRS TO SECOND FLOOR

LIVING ROOM 3.82m x 5.96m
With balcony access.

Scalby Road - Reference Number: 11216

EPC TBC

Council Tax Band: Band

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLINELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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