



colin ellis

**Apartment 2, Maritime Apartments, Rutland Terrace,  
Queens Parade, Scarborough, YO12 7JB**

Colin Ellis are extremely pleased to bring to market this TWO BEDROOM FIRST FLOOR apartment. With spectacular and uninterrupted panoramic SEA VIEWS and the option of HOLIDAY LETS this is an FANTASTIC opportunity to any INVESTOR. Having undergone an EXTENSIVE CONVERSION this MODERN apartment will appeal to a MULTITUDE of buyers. Offered with NO ONWARD CHAIN.

**Price Guide £169,000**





Located close to the North Bay beach and the restored Open Air Theatre, the miniature railway and the famous Royal Albert Drive, which links both North and South Bay. In complete contrast, just 10 minutes drive northwards, is the North Yorkshire Moors, National Park one of the least populated areas in the UK. The nearby area offers many miles of hill walking, mountain biking and outstanding scenery to enjoy and there are numerous small villages and pubs. 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, the North York Moors Steam Railway, Malton, the walled City of York with its many different attractions including York Minster, the National Railway Museum and the Jorvik Centre.

#### **APARTMENT 2**

Apartment 2, located on the first floor with door entry system, offers a lounge/kitchen area with bay window and sea views, two rear bedrooms and a shower room. The apartment benefits from state of the art Wi-Fi/phone controlled central heating.

#### **LIVING ROOM / KITCHEN**

17' 7" x 14' 2" (5.38m x 4.33m)

#### **BEDROOM ONE**

11' 5" x 10' 3" (3.48m x 3.14m)

#### **BEDROOM TWO**

11' 10" x 6' 1" (3.63m x 1.86m)

#### **SHOWER ROOM**

9' 2" x 4' 5" (2.81m x 1.37m)

#### **TENURE**

**Leasehold:** A new 199 year lease in place.

**Ground Rent:** £250 per annum.

**Service Charge Projection:** £800 per annum.

#### **HOLIDAY LETS**

Holiday letting allowed.

#### **AST**

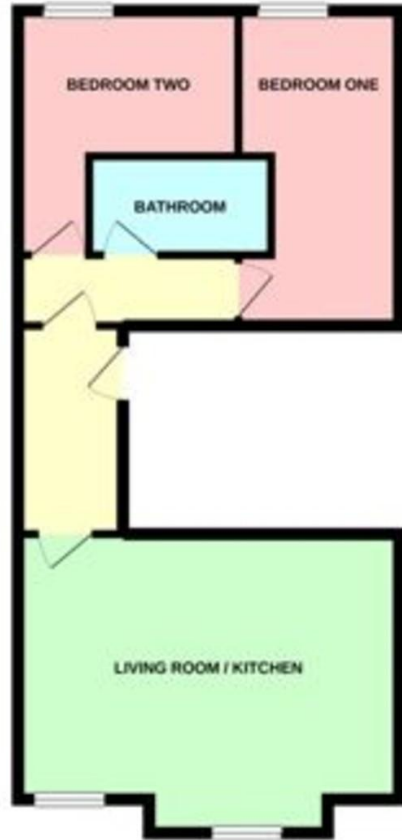
AST's allowed.

#### **PETS**

One household pet permitted providing it does not cause any disturbance to other residents.



FLAT 2  
553 sq.ft. (51.4 sq.m.) approx.



EPC TBC

Rutland Terrace - Reference Number: 11187

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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