

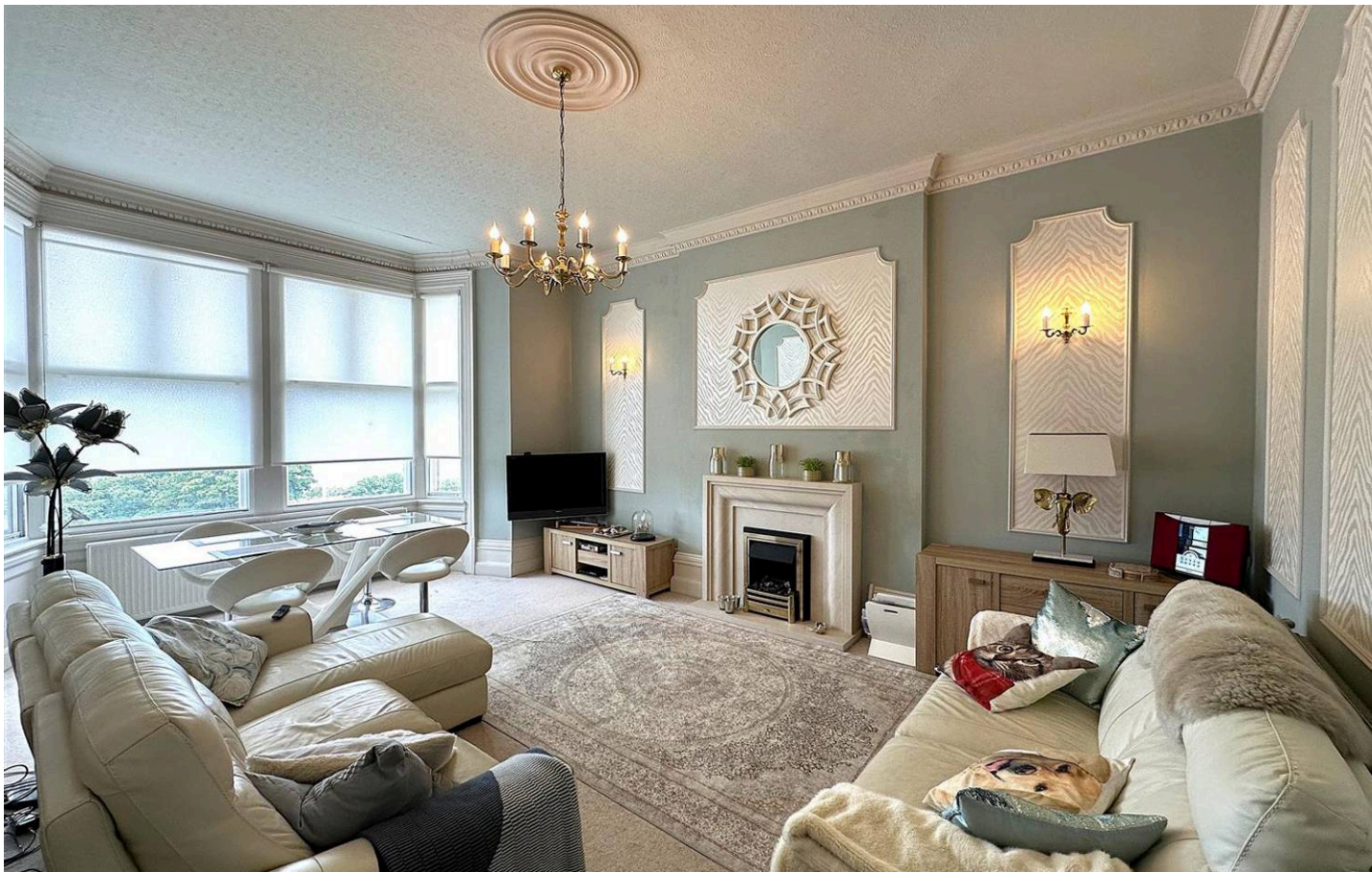


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**Basement Flat, 70 Esplanade, Scarborough**

In Excess of **£300,000**





## Basement Flat

70 Esplanade, Scarborough

- Stunning First Floor Apartment with Two Double Bedrooms Modern Kitchen and Bathroom
- Freehold Apartment with Lift Facility within The Building and Maintenance Agreement
- Feature Generous Lounge/Diner with Spectacular Views Over The Esplanade, Clock Tower and out to Sea.
- There is also the option of purchasing a Garage with this property (sold by separate negotiations)

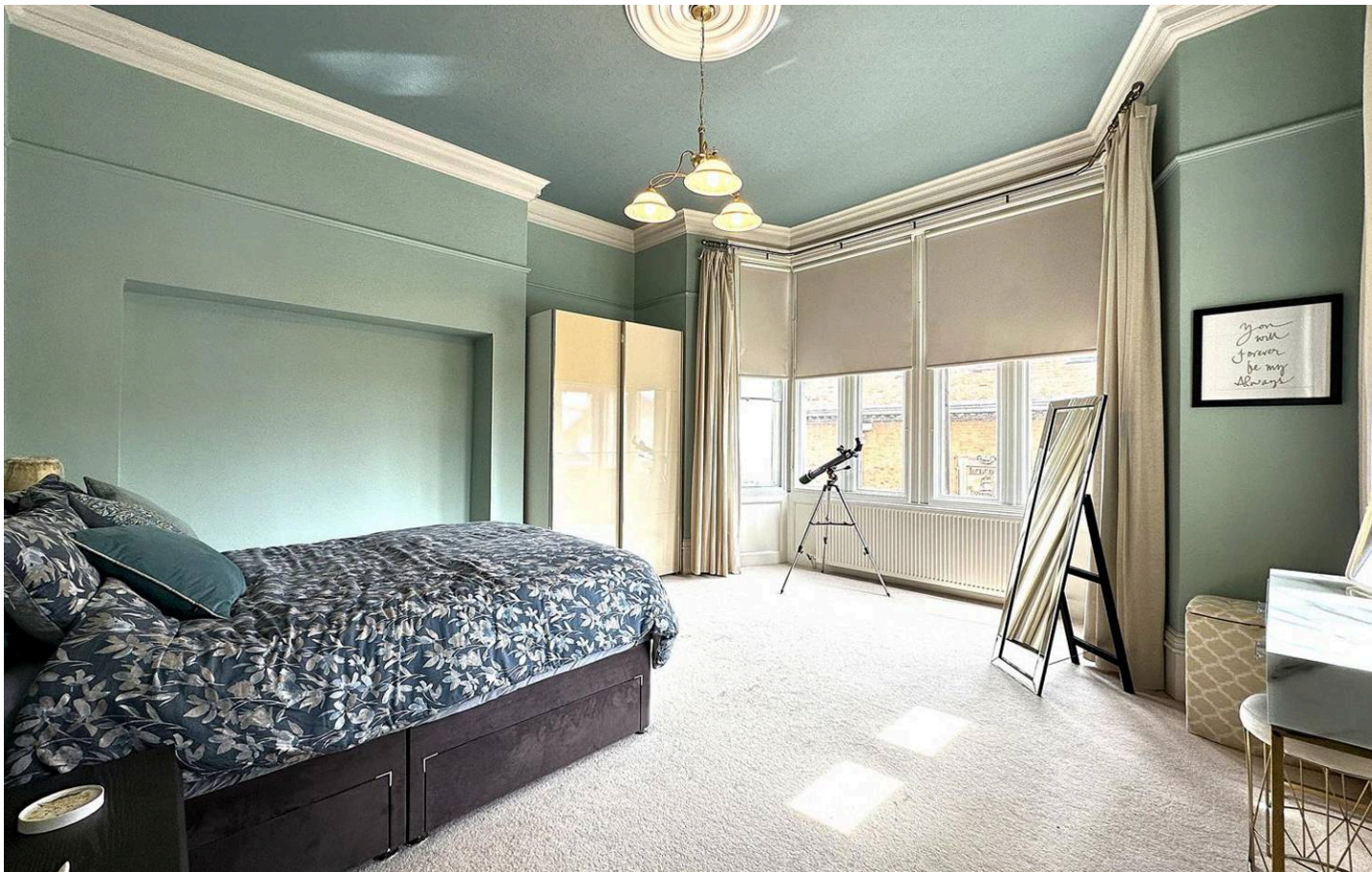
+++STUNNING, SPACIOUS FIRST FLOOR APARTMENT well located on the famous Esplanade. The property boasts a well presented and well-appointed layout, featuring a generous lounge/diner with a charming bay window that frames breathtaking vistas of the sea and the iconic clock tower, modern recently fitted kitchen with door to balcony which also benefits from the views, two double bedrooms including feature master with further South facing bay window and a modern house bathroom+++

This apartment is perfect for those seeking a tranquil retreat or a permanent residence. The modern kitchen and bathroom are designed with contemporary living in mind, ensuring convenience and style. The flat is presented in excellent decorative order throughout, allowing you to move in with ease and enjoy your new home from day one.

Residents will appreciate the added benefit of a lift facility within the block, making access effortless. The location is truly enviable, providing easy access to a wealth of amenities and attractions. Take a leisurely stroll through the beautiful Italian gardens or cross the Spa bridge to reach the vibrant town centre, as well as the sandy shores of Scarborough's South Bay.







## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

With entrance door, stairs and lift to all floors.

### FIRST FLOOR

#### Entrance Hall

With secure entry intercom system and doors to:

#### Kitchen/Diner

Dimensions: 4.2 x 2.5 (13'9" x 8'2").

#### Lounge/Diner

Dimensions: 6.4 max into bay x 4.2 max (20'11" max into bay x .

#### Bedroom One

Dimensions: 5.1 max into bay x 4.9 (16'8" max into bay x 16'0".

#### Bedroom Two

Dimensions: 4.8 x 3.3 (15'8" x 10'9"). Door to:

#### Boiler/Store Room

Dimensions: 1.8 x 0.9 (5'10" x 2'11"). With door to rear staircase.

#### Bathroom

Dimensions: 2.7 x 1.6 (8'10" x 5'2").

#### Tenure Maintenance

We are advised by the client that the property is Freehold with a maintenance agreement in place with a local agent and costs approximately £1000 per annum. We do however advise any interested party to make their own enquiries in relation to this.

#### Details Prepared/Ref

PF/250725





GROUND FLOOR  
1003 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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