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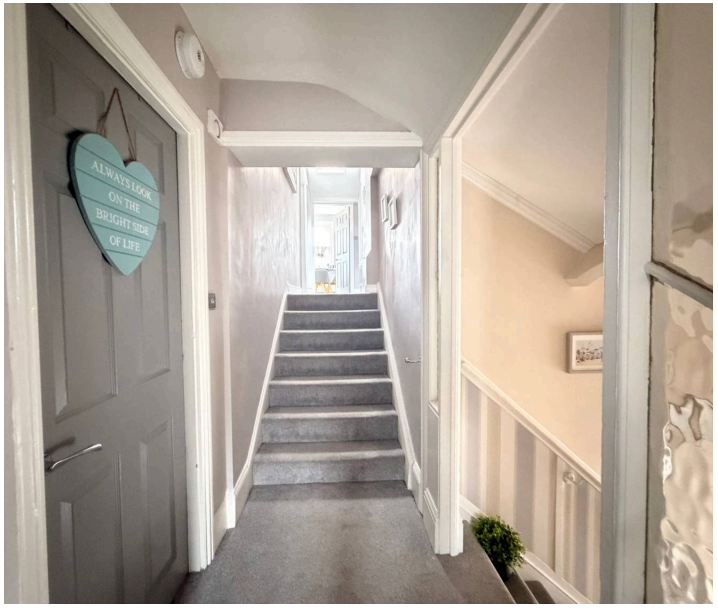
For over 30 years

Flat 3, Tower Flats Westbourne Road, Scarborough

In Excess of **£180,000**



Flat 3

Tower Flats Westbourne Road, Scarborough

- IMPOSING FIRST FLOOR FREEHOLD APARTMENT
- THREE DOUBLE BEDROOMS
- SPACIOUS BAY FRONTED LOUNGE
- IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- POPULAR RESIDENTIAL LOCATION

We are delighted to present this imposing first floor freehold apartment, beautifully situated in a popular residential location and offered in excellent decorative order throughout.

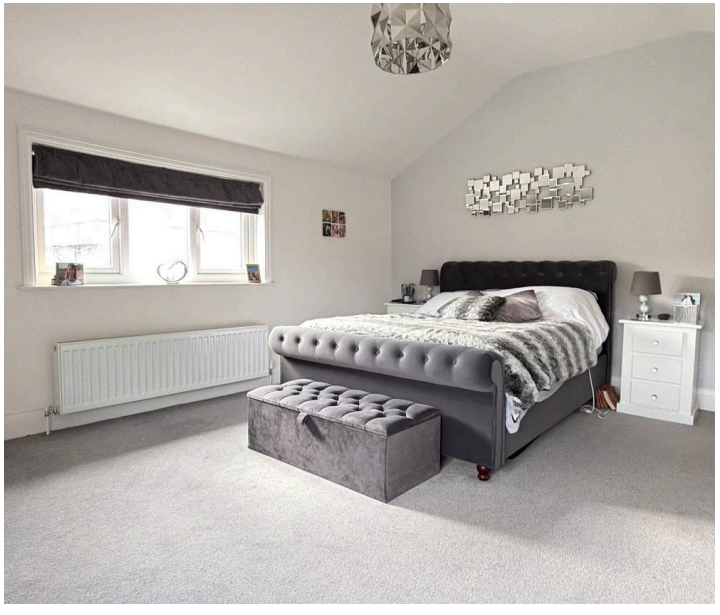
This elegant home features a spacious bay-fronted lounge, creating a light and airy setting that is perfect for relaxing or entertaining guests. The modern kitchen is thoughtfully designed with contemporary fittings, providing both style and practicality for every-day living. There are three generously sized double bedrooms, each offering ample space for family or guests, as well as flexibility for a home office or dressing room if desired. The stylish modern bathroom is a standout feature, boasting a luxurious freestanding bath and a separate shower cubicle for added convenience. Every room has been finished to a great standard, showcasing a tasteful blend of classic charm and modern comfort.

With its impressive proportions, lovely presentation, and sought-after location close to local amenities and transport links, this apartment offers a superb opportunity for those seeking a spacious and refined home. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



FIRST FLOOR

Stairs & Hallway

Lounge
21' 4" x 16' 1" (6.50m x 4.90m)

Kitchen
12' 6" x 11' 10" (3.80m x 3.60m)

Bedroom One
17' 1" x 13' 9" (5.20m x 4.20m)

Bedroom Two
16' 1" x 15' 5" (4.90m x 4.70m)

Bedroom Three
12' 6" x 8' 6" (3.80m x 2.60m)

Bathroom
13' 5" x 10' 10" (4.10m x 3.30m)

Eaves Storage

OTHER:

Tenure/Maintenance
We have been advised by the owner that the property is Freehold and there is a maintenance agreement in place with Nicholsons at a cost of £1,000 per annum. The owner is not aware of any restrictions.

HMRC
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

FIRST FLOOR
1289 sq.ft. (119.7 sq.m.) approx.

TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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Interested?

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ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132