



## 7 Albion Road

South Cliff, Scarborough, YO11 2BT

**Guide Price £79,950**



2 Bedroom self contained flat in the desirable SOUTH CLIFF just a short walk from Scarborougs beautiful Esplanade and close to all the amenities this area offers such as shops, food outlets, entertainment venues, churches and transport links. When briefly described the property comprises modern kitchen and open plan living/dining room, 2 double bedrooms, shower room and hallway with intercom system.

Sold with NO ONWARD CHAIN, in our opinion this property will appeal to a number of buyers - first time buyers, those looking for a weekend retreat or investors in the rental market. Call us now to arrange a viewing



## Communal Hallway

Steps up to the front entrance. Telecom entrance system

## Private Entrance

## Hallway/Stairs

Stairs leading to hallway.

## Lounge/Diner 12'11" x 7'8" (3.96 x 2.36)

Rear facing room with electric fire and fire surround. Overhead and wall lights.

## Kitchen 10'1" x 7'11" (3.08 x 2.42)

Range of wall, base and drawer units with co-ordinating worktop, stainless steel sink and tiled splashback.. Fitted electric oven and hob with extractor fan over. Space for undercounter fridge and automatic washing machine. Window overlooking the rear of the property. Overhead lights.

## Bedroom 1 11'10" x 10'5" (3.63 x 3.19)

Double bedroom with overhead light and window.

## Bedroom 2 11'10" x 10'6" (3.63 x 3.21)

Double bedroom with overhead light and window.

## Bathroom 5'3" x 4'7" (1.61 x 1.41)

3 piece suite with shower enclosure.

## Tenure

A Freehold property, we are advised that the management is with Walker Landray and the last management fee was £630.

## Directions

What 3 word  
angel.stuck.swan

## Area Map

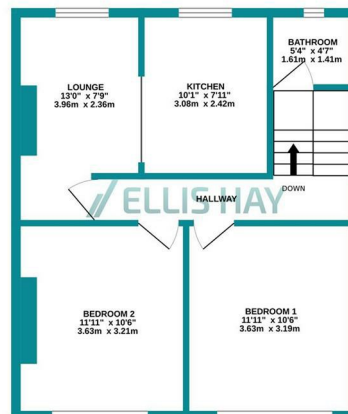


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band: A

## Tenure: Freehold

513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.  
We have prepared this floor plan to provide an approximate guide to the layout of the property. It is not intended to be used as a legal document. The area is for general guidance only and should not be used as a basis for any legal proceedings. The area is for general guidance only and should not be used as a basis for any legal proceedings. The area is for general guidance only and should not be used as a basis for any legal proceedings.

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