



Flat 11, Christine House 1-3 Avenue Victoria

South Cliff, Scarborough, YO11 2QB

Price Guide £185,000



A two bedroom modern apartment with a designated private parking space located very close to the popular Esplanade . With over 1000 feet / 100 square meters of accomodation this well presented property is located within a renovated Victorian residence on Avenue Victoria on the lower ground floor. With lift access from the well maintained communal lobby there are two generously sized bedrooms - one with a dressing room and En-suite , separate bathroom, kitchen, lounge and good sized internal hallway this is not to be missed! Although no holiday letting is permitted this could be an ideal primary residence or private second home in the prestigious South Cliff area of Scarborough.



Lounge 16'9" x 15'11" (5.11m x 4.85m)

The lounge has a large bay window overlooking the lawned area to the side of the property. There is an electric radiator, electric feature fireplace, laminate flooring and dimmable lighting.

Kitchen 11'3" x 7'3" (3.43m x 2.21m)

A fully fitted kitchen with wall and base units, composite work surfaces, tiled flooring, part tiled walls, fitted dishwasher, electric hob and oven with extractor above. There is a one and a half bowl stainless steel sink, drainer and a window to the rear of the property.

Bedroom Two 13'11" x 11'3" (4.24m x 3.43m)

A double bedroom with patio doors leading out onto the communal lawn. This room has a carpet and an electric radiator.

Bathroom 8'9" x 7'0" (2.67m x 2.13m)

The main bathroom is a generous size with a tiled floor, W.C. hand wash basin, bath with shower over and a shower screen. The walls are partially tiled and the shower is lined with a marble effect splash back.

Dressing Room 14'6" x 9'3" (4.42m x 2.82m)

Accessed through a door from the main hallway the Master Suite is entered via the dressing room. It has a carpet and an electric radiator and could also be used as an office.

Master Bedroom 14'6" x 12'3" (4.42m x 3.73m)

The master bedroom is set in its separate area with a door into the dressing room/office area which leads into the master. This room has a carpet electric radiator and a window overlooking the rear of the property.

En Suite 8'6" x 7'0" (2.59m x 2.13m)

The En-suite leads from the master bedroom and has a vinyl laminate floor, partially tiled walls, a double gloss vanity unit with two hand basins, W.C and a fully tiled shower cubicle. There is also a heated towel rail and a window to the rear of the building.

Hallway 32'3" x 6'6" (9.83m x 1.98m)

The main door into the apartment leads into a lobby area with a carpet, then leads down a few steps and through a door into the main hallway area which quite spacious. From here doors lead into the various rooms and master suite.

Storage

There is a good sized storage / airing cupboard with room to store larger items such as ironing boards / hoovers. The hot water tank is also in here.

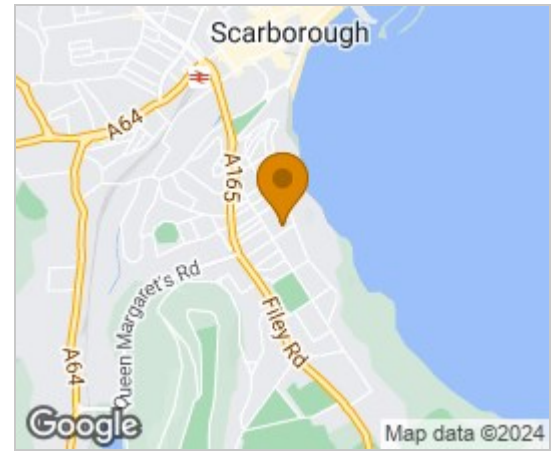
Outside

To the rear of the property there are designated parking spaces for residents. The space for this property is adjacent to the rear door of the building so it is easy to access the apartment from the car park. To the side there are communal lawned areas.


Tenure

The flat is leasehold with 979 years remaining on the lease. Ground Rent is £20 per annum. Management & Maintenance charges last year were £1905.52 - this can be paid quarterly.

Area Map



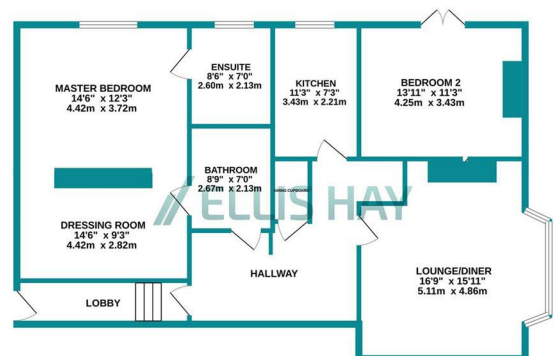
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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: C

Tenure: Leasehold

GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan and dimensions, measurements of floors, walls, ceilings and all other levels are approximate and are not intended to be used for any other purpose than a guide. The vendor, agents and applicants shall have no liability in relation to the accuracy of the floorplan and dimensions.

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