



## 34 Westbourne Grove

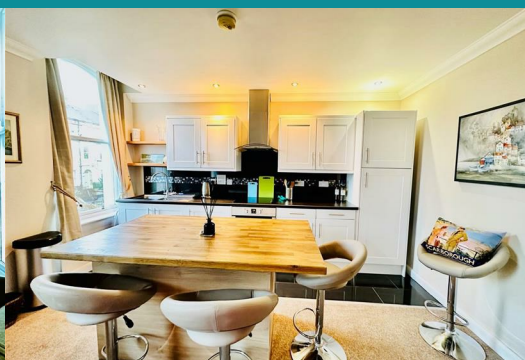
South Side, Scarborough, YO11 2DL

**Guide Price £89,000**



We are delighted to bring to the market this stylish one bedroom apartment sold with NO ONWARD CHAIN. Situated in the popular South Side of Scarborough, the property benefits from close proximity to transport links, town centre, Ramshill shops and the South Bay. In our opinion, this property is a fantastic example of a thoughtful and stylish self contained apartment in a well maintained block.

We highly recommend an early viewing to take advantage of this super offering.



## Communal Entrance

Steps up to the Communal Entrance Hall.

## Entrance Hall

Hallway leading to all rooms. Intercom system

## Lounge

With front facing windows, overhead light, coving and electric heating.

## Kitchen Area

Range of wall, base and drawer units with co-ordinating worktop, sink unit and decorative splashback. Fitted electric hob, oven and stainless steel extractor unit over. Island unit with space for fridge under and bar seating.

## Bedroom

Rear facing window, overhead light and electric heating.

## Bathroom

Tiled shower enclosure with electric shower. Hand basin and WC. Extractor fan and overhead light. Heated towel rail.

## Tenure

We are informed by the owner that the property is Leasehold with a 999 year lease that started in 2016. The block is currently managed by Ellis Hay with annual fees in the region of £800.

## What Three Words

cake.spoken.front

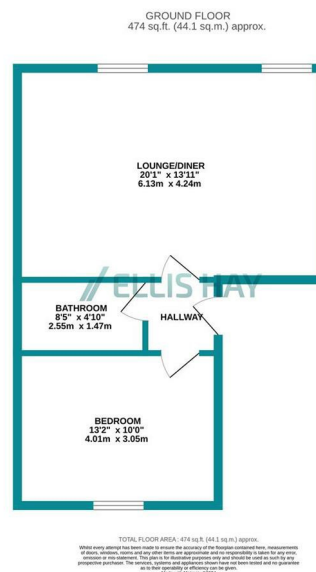
## Area Map



| Energy Efficiency Rating                    |    | Current                 | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs |    |                         |           |
| (92 plus) A                                 |    |                         |           |
| (81-91) B                                   |    |                         |           |
| (69-80) C                                   |    |                         | 78        |
| (55-68) D                                   | 64 |                         |           |
| (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: Leasehold



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