



Flat H Carlton Tower,

1-2 Belmont Road, Scarborough, YO11 2AA

Guide Price £190,000



We are delighted to bring to the market this characterful second floor-flat in the sought after location of South Cliff. The flat offers a popular location with scenic views over the valley, South Bay and Castle.

The property is located close to all the amenities the town centre has to offer including the railway station, shops, cafes, restaurants, and theatre, it also benefits from close proximity to the towns Seafont and Spa Complex, Esplanade Gardens and Art Gallery.

When briefly described the property has an entrance hall, kitchen, with panoramic views, three bedrooms and bathroom. In our opinion, this property will appeal to a variety of buyers.

Sold with NO ONWARD CHAIN, we highly recommend an early viewing of this property, please contact our friendly sales team on 01723 350077.



Hallway

Entrance hall with feature stained glass window, built in storage, radiator, overhead lighting and wall lights.

Living Room 22'1" x 15'4" (6.75 x 4.69)

Secondary windows with rear facing views, overhead lighting, wall lights, radiators and gas fire.

Bedroom 1 18'3" x 16'1" (5.58 x 4.92)

Double bedroom with front facing secondary windows, built in storage, radiators, spotlights and overhead lighting.

Bedroom 2 14'10" x 8'7" (4.54 x 2.64)

Double bedroom with front facing windows, radiators, spotlights and overhead lighting.

Bedroom 3 8'7" x 6'7" (2.64 x 2.03)

Single bedroom with radiator, secondary window and overhead lighting.

Kitchen 14'10" x 12'7" (4.54 x 3.86)

With a range of wall, base and drawer units, co-ordinating worktop, sink and tiled splashback. Built in cooker and grill, microwave, gas hob and extractor fan. In situ washing machine, dryer and tall standing fridge freezer.

Bathroom 8'1" x 6'6" (2.47 x 1.99)

Toilet and basin suite with electric shower and walk in cubicle. Partial tiling, overhead lighting, radiator, heated towel rail and mirror with lighting.

Tenure

The property is freehold. The block is managed by Ellis Hay and we are advised the annual fees are in the region of £1050, paid twice a year.

What 3 Words

handy loaded dared

Area Map

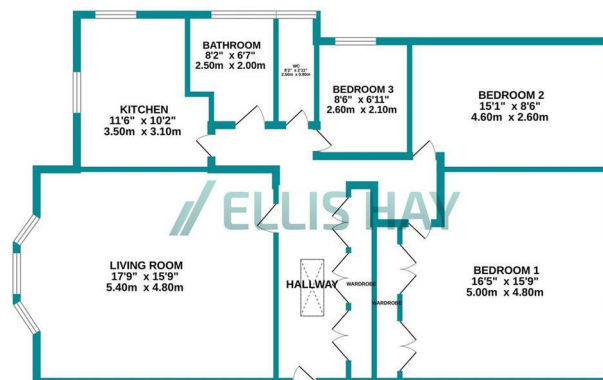


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	54	
(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: B

Tenure: Freehold



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, window and door sizes are approximate and do not necessarily include the full depth of the window, door, or window frame. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time.
Made with Metaplan 12/2021

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