



23 Avenue Victoria

Scarborough, YO11 2QS

Guide Price £114,950



We are delighted to welcome to the market this first-floor flat on Avenue Victoria, Scarborough. In our opinion, this is a fantastic opportunity for a range of buyers, whether you're looking for a weekend retreat, a first home, or a place to downsize. With breath taking sea views over the South Bay.

The property is ideally situated close to both North and South Bays, the town centre, and all the fantastic amenities this beautiful coastal town has to offer.

The accommodation briefly comprises a hallway, a spacious Lounge with bay-fronted windows, a kitchen, two bedrooms, and a bathroom. Offered with NO ONWARD CHAIN, we highly recommend early viewing—contact our friendly sales team today on 01723 350077



Communal Entrance

Private Entrance

Lounge 18'4" x 14'5" (5.60 x 4.40)

UPVC windows to the front, electric radiator, overhead lighting, ornamental fire surround and new carpets throughout.

Kitchen 12'1" x 7'2" (3.70 x 2.20)

Electric oven with extractor fan over, plumbing for washing machine, area for fridge, ceramic basin, vinyl flooring throughout, part tiled with spotlights above.

Bedroom 1 13'1" x 12'5" (4.00 x 3.80)

UPVC windows to the rear, electric radiator, overhead lighting and carpeted throughout. Door leading to fire escape.

Bedroom 2 12'1" x 8'10" (3.70 x 2.70)

Overhead lighting, UPVC window to rear, electric radiator and carpeted throughout.

Bathroom 9'10" x 6'2" (3.00 x 1.90)

Three piece suite with shower over, vinyl flooring throughout, part tiled walls, UPVC frosted windows to the front, spotlights and heated towel rail.

Tenue

Freehold, with a deed of covenant in place, building insurance costs £300 for the year.

Directions

What 3 Words

Soccer.Belt.Inner

Area Map

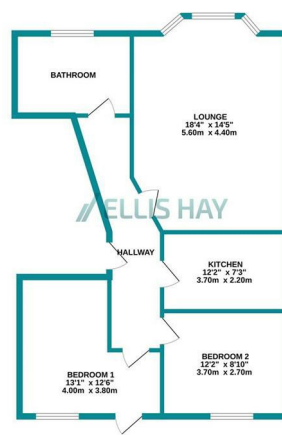


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Freehold

787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.
We warrant every other detail has been taken to ensure the accuracy of the figures contained herein. Measurements are taken to the internal face of the walls and are not intended to be used for legal purposes. The figures are approximate and should not be relied upon for legal purposes. The figures are approximate and should not be relied upon for legal purposes.

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