



1-3 Avenue Victoria

South Cliff, Scarborough, YO11 2QB

Guide Price £170,000



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We are delighted to offer this well-presented two bedroom, two bathroom LOWER GROUND FLOOR apartment located within a well-maintained block on Scarborough's popular South Cliff, just a short distance from the renowned South Cliff Esplanade, Ramshill Road shops, the town centre and the South Bay Beach.

The property provides generous and stylish accommodation throughout and briefly comprises a spacious lounge/diner, modern fitted kitchen with a range of contemporary units, two well-proportioned bedrooms, an en-suite shower room to the principal bedroom, and a separate main bathroom.

The building benefits from maintained communal areas and lift access and occupies a convenient position close to local amenities, transport links and coastal walks.

This property would make an ideal permanent residence, second home or investment opportunity. Early viewing is recommended to fully appreciate the location and accommodation on offer.

Please call our friendly sales team on 01723 350077 to arrange a viewing.

Communal Entrance

Private Entrance

Hallway

Lounge/Diner

14'2" x 22'6" (4.32 x 6.88)

Kitchen

8'2" x 12'8" (2.5 x 3.88)

Bedroom 1

14'8" x 13'6" (4.48 x 4.12)

En suite

7'7" x 5'8" (2.32 x 1.74)

Bedroom 2

9'11" x 8'7" (3.04 x 2.62)

Bathroom

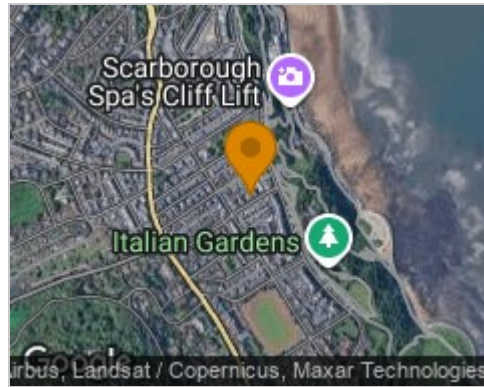
7'7" x 8'3" (2.32 x 2.54)

Tenure

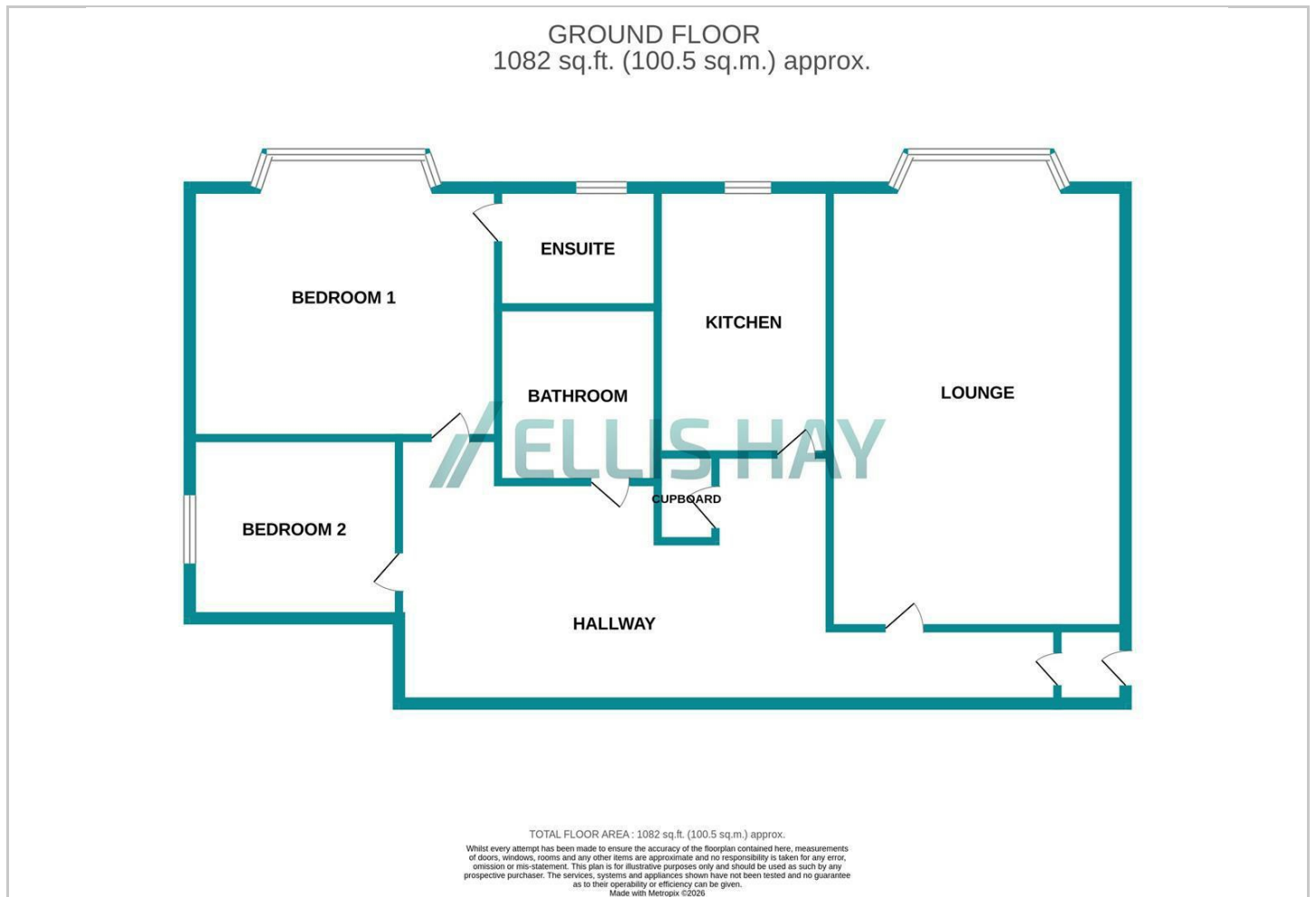
The property is Leasehold with a share of the Freehold. The lease is 999 years with 978 remaining. Annual ground rent is £20 with the current maintenance fee approximately £1724. The block is managed by Ellis Hay.



Hybrid Map



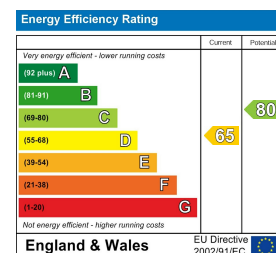
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.