



## Christine House 1-3 Avenue Victoria

South Cliff, Scarborough, YO11 2QB

Guide Price £160,000



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## Flat 9 Christine House

We are delighted to offer this well-presented upper floor two bedroom, two bathroom 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 featuring striking large double glazed triangular windows that flood the room with natural light, a modern kitchen/diner fitted with a range of contemporary units, two well-proportioned bedrooms including a principal bedroom also benefiting from impressive triangular windows, an en-suite shower room to the main bedroom, and a separate main bathroom.

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

Sold with NO CHAIN, the 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

At the front there are steps up to the Communal Entrance leading to stairwell and lift. The lift takes you up to the second floor, with a staircase to the upper floor that the flat is located on.

There is also a communal entrance at the back of the property.

## Private Entrance

## Lobby

## Hallway

## Lounge

17'1" x 11'9" (5.22 x 3.6)

## Kitchen/Diner

12'9" x 9'2" (3.9 x 2.8)

## Bedroom 1

11'9" x 11'8" (3.6 x 3.58 )

## En Suite

8'6" x 7'1" (2.6 x 2.18)

## Bedroom 2

10'2" x 10'2" (3.10 x 3.10)

## Bathroom

9'6" x 5'7" (2.9 x 1.72)

## Tenure

The block management of the building is with Ellis Hay and the current yearly maintenance is £1534.72 payable quarterly with a £20 annual ground rent fee.

## HRMC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

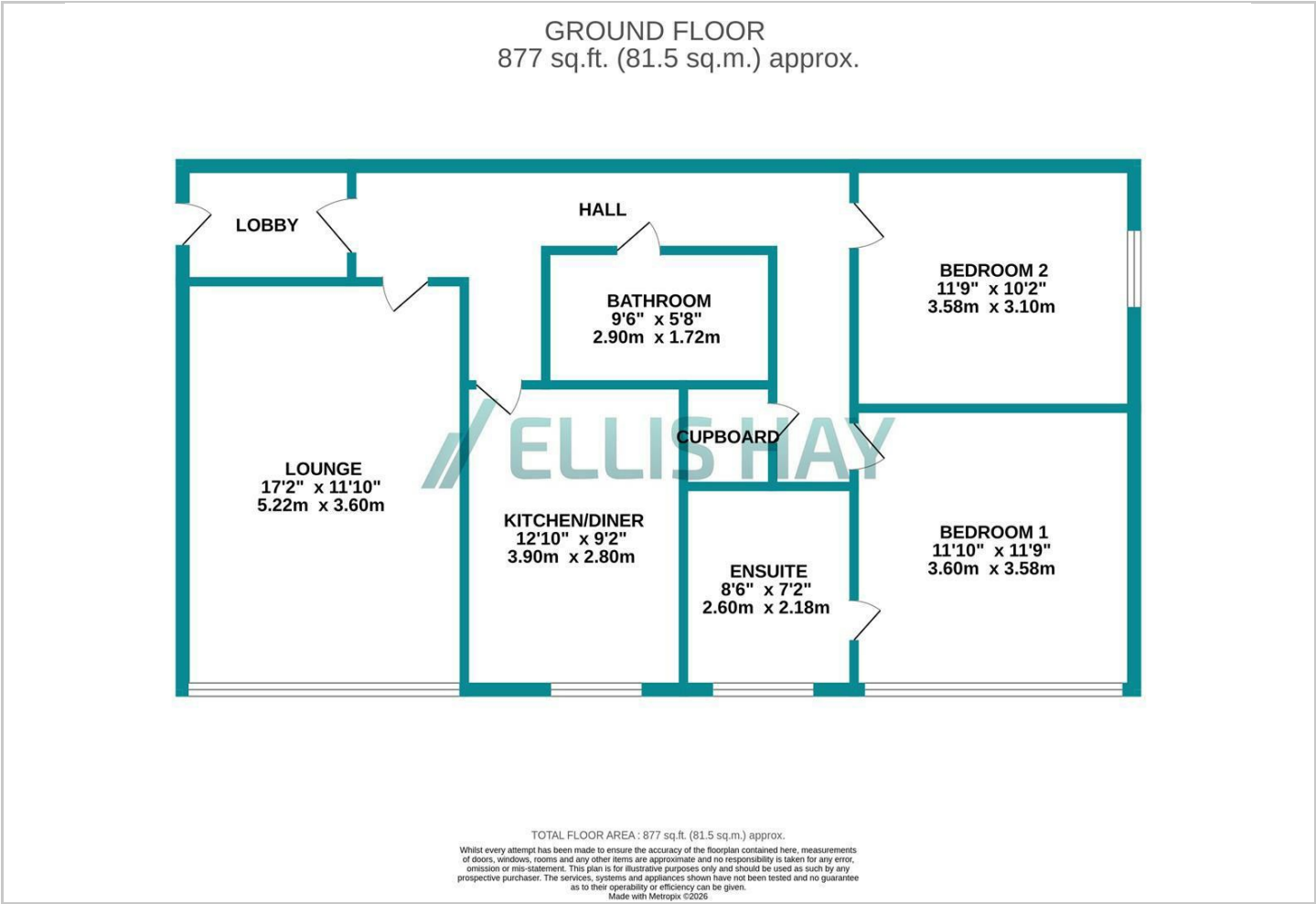
Tel: 01723 350077



Hybrid Map



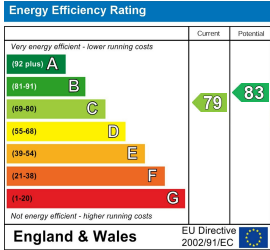
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.