



3 Royal Avenue

Ramshill, Scarborough, YO11 2LS

Guide Price £69,950



Ellis Hay are delighted to bring to the market this one-bedroom flat located on Royal Avenue in Scarborough. Ideally positioned close to the many amenities of Ramshill, the beautiful Esplanade and South Bay, the property also benefits from convenient transport links to the town centre and further afield, including Filey. The flat is offered to the market with NO ONWARD CHAIN.

We are advised by the vendor that external painting is scheduled to be completed in early 2026, with roof works having been carried out within the last 18 months.

Briefly comprising, this second-floor flat offers a lounge, kitchen, bedroom and bathroom.

In our opinion, the property would make an ideal first home, holiday base, or buy-to-let investment. Early viewing is recommended to fully appreciate the accommodation on offer.

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



Communal Entrance

Intercom system and stairs to the second floor flat.

Private Entrance

Lounge 15'0" x 11'6" (4.59 x 3.53)

With front facing sash window, overhead light and electric storage heater.

Kitchen 11'5" x 7'3" (3.5 x 2.22)

With range of wall, base and drawer units, stainless steel sink and tiled splashback. Space for undercounter fridge and cooker. Sash window overlooking the front of the property.

Bedroom 15'5" x 9'3" (4.72 x 2.82)

With rear facing window, overhead light and storage heater.

Bathroom 7'11" x 4'11" (2.42 x 1.51)

3 Piece Bathroom suite with shower over the bath.

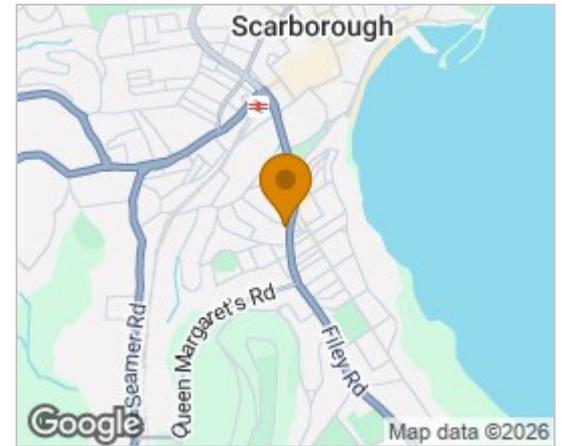
Tenure

We are advised by the owner that the property is Leasehold with a share in the Freehold. The block is managed by Nicholson's and the yearly fee is £1000

Directions

What 3 Words
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Area Map



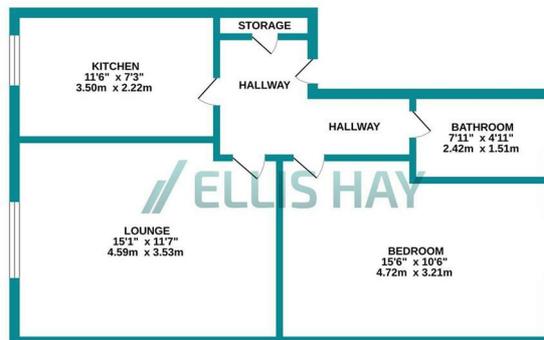
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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 - Share of Freehold

GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, room and site areas shown are approximate and no responsibility is taken for any error or omission in the information. The plan is for illustrative purposes only and should not be relied upon for prospective purchase. The contents, systems and appliances shown have not been tested and not guaranteed to be in full compliance with relevant regulations.

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