



Flat 14 Christine House

Avenue Victoria, Scarborough, YO112QB

Guide Price £180,000



Welcome to Christine House in Scarborough – a delightful flat that could become your dream home! This property boasts a large reception room with side sea views, complemented by a modern kitchen, a family bathroom, and a spacious hallway. The main bedroom features an ensuite bathroom with side sea views and fitted wardrobes/storage and dressing table. The second bedroom also boasts fitted wardrobes/storage. Additionally, the property comes with a covered parking space for your convenience.

Situated near the Esplanade, this flat perfectly combines coastal charm with urban convenience. It is ideally located close to a range of amenities, including the cliff lift, South Bay, The Spa, Ramshill shops, and just a short walk from the town centre. Communal facilities are available for cycle storage and a modern lift in the communal area conveniently takes you to the second floor.

Don't miss the chance to make this wonderful flat your own! Call our friendly sales team today at 01723 350077 to arrange a viewing.



Communal Entrance

Intercom system. Lift access from the communal lobby to the first floor and staircase.

Private Entrance

Vesitbule

Hallway

With built in storage cupboard.

Lounge 23'1" x 14'9" (7.05 x 4.50)

Bay Fronted UPVC windows overlooking the front of the property. Modern ornamental fire surround and electric fire. Overhead light and electric wall heater.

Kitchen 12'7" x 7'2" (3.86 x 2.19)

Range of wall, base and drawer units, co-ordinating worktop, tiled splashback and stainless steel 1.5 basin sink with mixer tap. Integrated oven, hob and extractor fan over. Integrated fridge/freezer. UPVC Window overlooking front of the property. Overhead light and electric wall mounted heater.

Bedroom 1 14'9" x 13'2" (4.52 x 4.03)

Double Bedroom with UPVC window overlooking the front of the property and side sea views. Flitted wardrobes, storage and dressing table. Overhead light and wall mounted electric heater.

En Suite 7'6" x 6'3" (2.29 x 1.91)

Shower cubicle with Fixed Drench Head and separate movable shower head. WC and Handbasin, electric wall heater and extractor fan.

Bedroom 2 11'2" x 9'5" (3.41 x 2.89)

Double Bedroom with overhead light, electric wall heater and fitted wardrobes and storage. UPVC window overlooking the side

Bathroom 7'6" x 7'6" (2.31 x 2.29)

3 piece bathroom suite with part tiled walls and extractor fan.

Outside

Access at the side of the property to covered car parking space.

Tenure

There is a property owners' company which utilises a maintenance agreement with a local management agent Ellis Hay. The current annual fees are i£1583.56 paid quarterly.

Directions

What 3 Words

Drips.clips.curiosity

Area Map

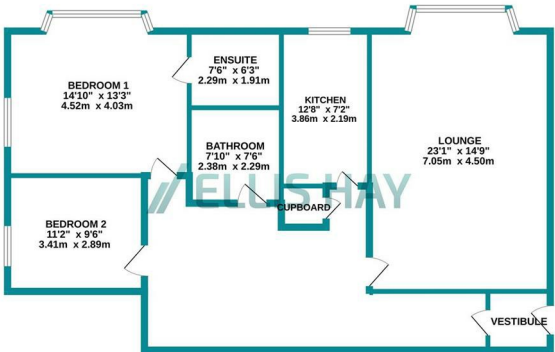


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: C

Tenure: Leasehold - Share of Freehold

GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.
Ellis Hay, agents, do not warrant the accuracy of the figures contained herein, and accept no responsibility for any errors or omissions. The plan is for guidance only and should be used as a guide only. It is not intended to be used as a basis for any legal proceedings. The plan is for guidance only and should be used as a guide only. It is not intended to be used as a basis for any legal proceedings.

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property