



## Victoria Park Avenue, Scarborough

- Studio Apartment
- Sought After Area
- Ideal Holiday Home
- Modern Decoration Throughout
- Peasholm Location
- EPC: C

Offers In The Region Of £90,000



# Victoria Park Avenue, Scarborough

## DESCRIPTION

Hunters are delighted to bring to the market this IMMACULATE STUDIO APARTMENT, located in the sought after PEASHOLM AREA! This CONVENIENTLY LOCATED ABODE is MODERNISED TO HIGH STANDARD THROUGHOUT creating the ideal purchase for a range of buyers including for individuals searching for a second home.

This well presented property is made up of: living space, kitchen with integrated appliances, bedroom and bathroom with three piece suite. The outside welcomes you with access to a courtyard at the front of the property which has astro turf for convenience.

The property is situated close to local shops and within easy walking distance of the town centre. The North Bay, Peasholm Park and a wide variety of recreational facilities are also within easy reach as is the Scarborough Cricket Ground, Open Air Theatre and the miniature railway.

Internal viewing is highly recommended!



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**Kitchen**  
8'4" x 7'3"  
2.56 x 2.22 m

**Living Room/Bedroom**  
18'8" x 10'10"  
5.69 x 3.33 m

**Bathroom**  
8'11" x 5'5"  
2.74 x 1.65 m

Approximate total area<sup>(1)</sup>  
330.13 ft<sup>2</sup>  
30.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		70	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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scarborough@hunters.com <https://www.hunters.com>



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