



# Queens Parade, Scarborough

Asking Price £140,000



Hunters are pleased to present this stylish and spacious ground-floor apartment boasting a bright open-plan kitchen and living room, enhanced by a charming bay window that floods the space with natural light. The modern kitchen is sleek and well-equipped, seamlessly blending with the living area to create a perfect setting for both relaxation and entertaining.

The property offers two well-proportioned bedrooms, each providing a peaceful retreat, while the contemporary bathroom is elegantly designed with quality fittings.

One of the apartment's standout features is its breathtaking views, offering a stunning panorama of the sea and a historic castle. Whether enjoying a morning coffee by the bay window or unwinding in the evening, the ever-changing coastal scenery provides a truly picturesque backdrop. Ideal for those seeking a blend of modern living and timeless charm, this

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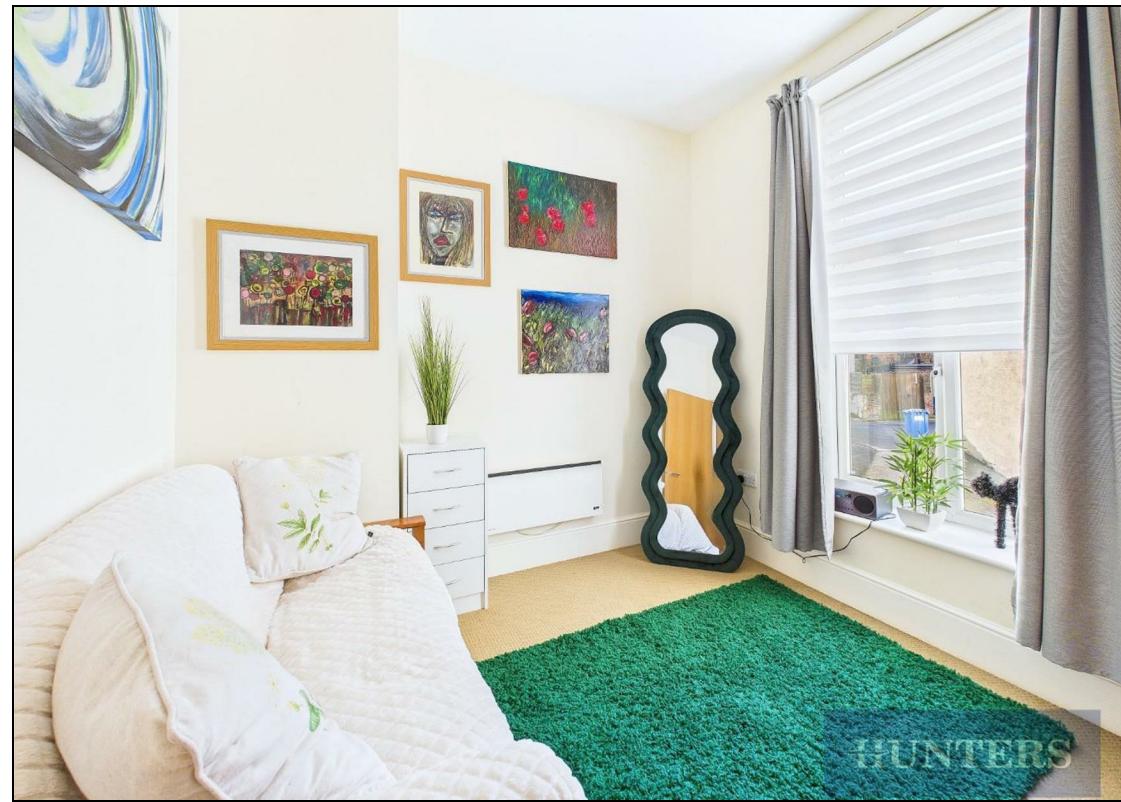
## KEY FEATURES

- Ground Floor Apartment
- Open Plan Kitchen/Living Room
  - Two Bedrooms
  - Stunning Sea Views
  - Council Tax: B
  - EPC: D

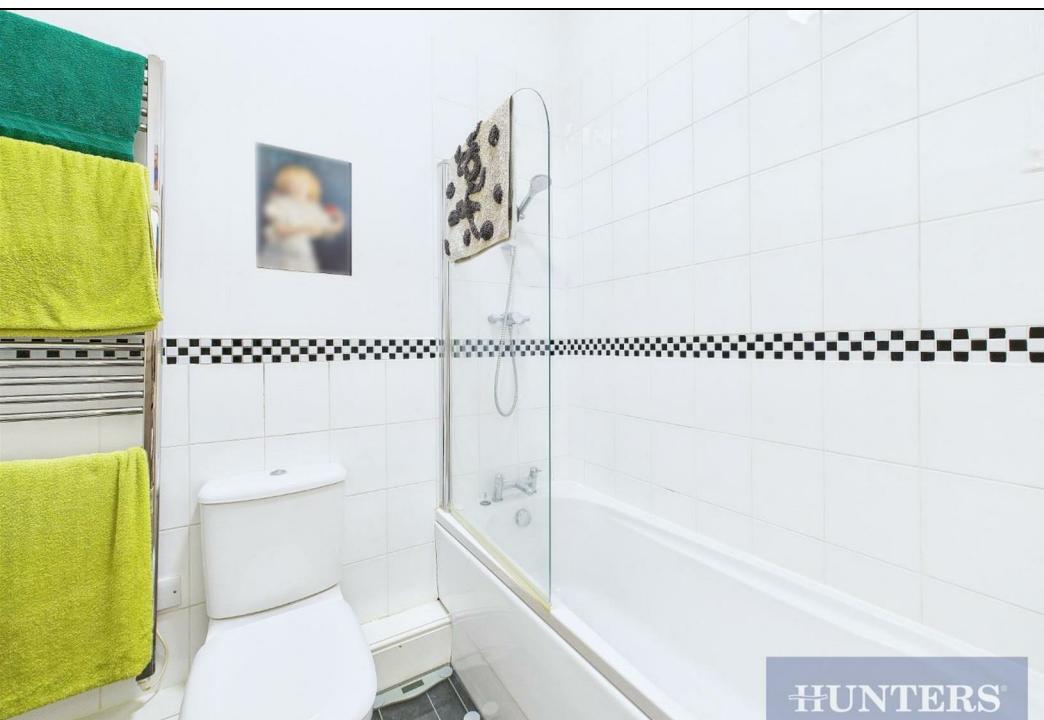




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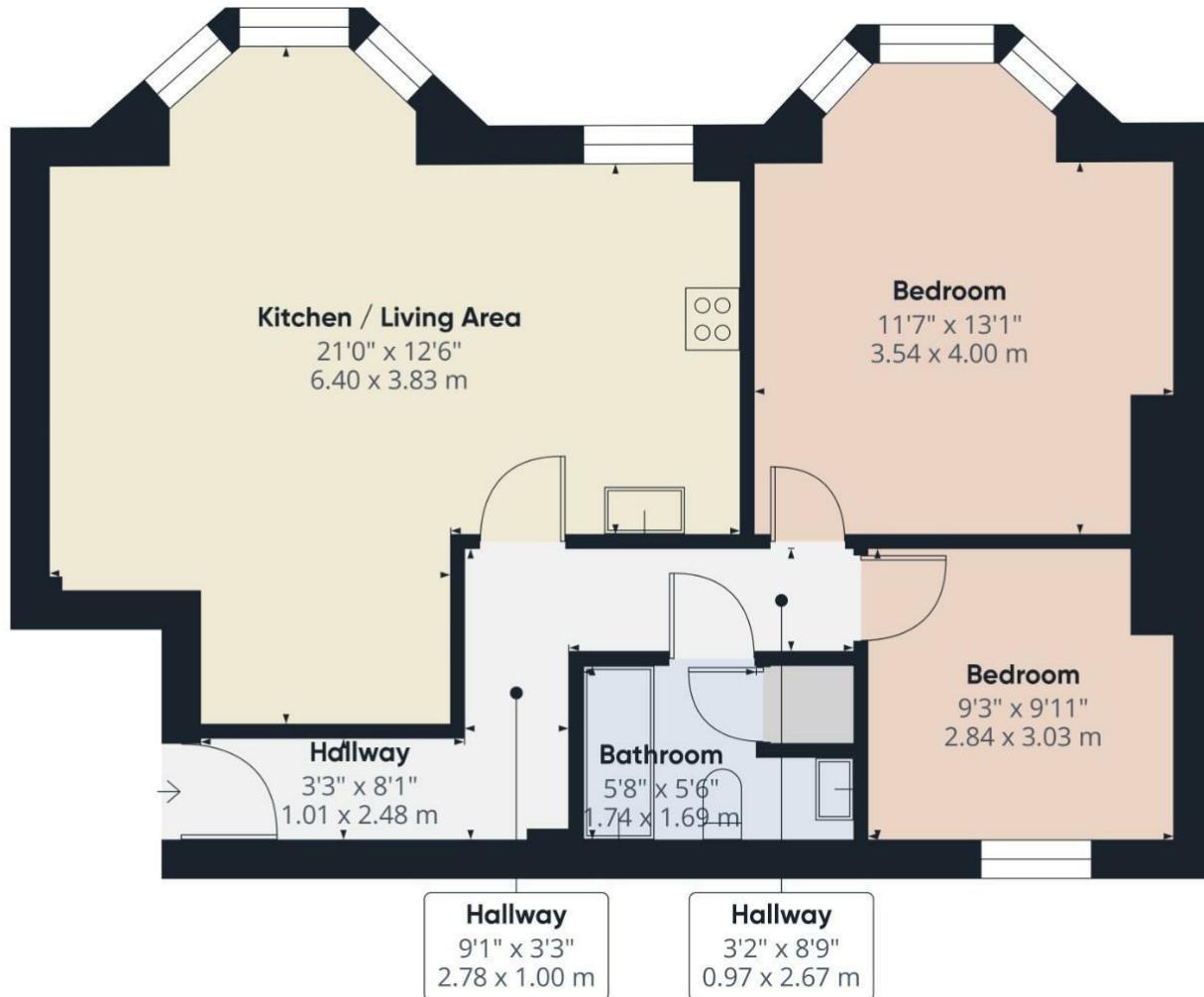


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Approximate total area<sup>(1)</sup>

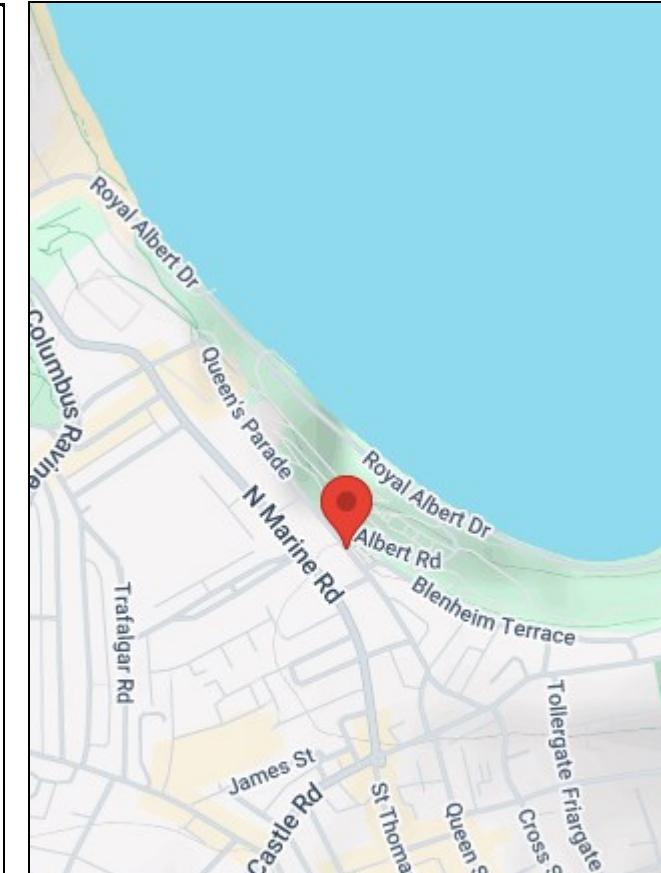
733.88 ft<sup>2</sup>  
68.18 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
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