





# St. Nicholas Cliff, Scarborough, YO11 2ES

£185,000



Hunters are pleased to bring to the market this WELL PRESENTED apartment located in Scarborough Town Centre benefiting from TWO BEDROOMS, SEA VIEWS and CHARACTERFUL FEATURES. Offering SPACIOUS ROOMS this fantastic property is perfect for people looking for a HOLIDAY HOME or PERMANENT RESIDENCE.

This wonderful accommodation briefly comprises: entrance hall, lounge with dual aspect windows and sea views, fully fitted modern kitchen, two spacious bedrooms, separate WC and family bathroom. This apartments maintenance fee has been paid up until March 2025.

Being located centrally to the town centre presenting a wealth of local amenities and attractions including Scarborough's South bay and the beach, the Spa complex and a wide range and choice of eating and drinking establishments. Also within a short walk of the property is the unspoiled North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months and the miniature railway providing a great destination to discover and explore all that the historic sea side town has to offer. It also has excellent access to public transport links.

This is not one to miss, call now to arrange a viewing!










Tenure: Leasehold  
Council Tax Band: C



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		72	81
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.