



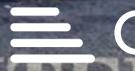
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Belmont Road, Scarborough

Offers In Excess Of £200,000



Nestled in the charming area of Belmont Road, Scarborough, this delightful two-bedroom ground floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 608 square feet, the property is designed to maximise space and light, creating a warm and inviting atmosphere.

Upon entering, you will find a hallway which leads to the well-proportioned living area featuring a kitchen and dining space that serves as the heart of the home, ideal for both relaxation and entertaining. The apartment features two spacious bedrooms, providing ample room for rest and personalisation. The shower room is thoughtfully designed, ensuring functionality while maintaining a stylish aesthetic.

The location of this apartment is particularly appealing, as it is situated in a vibrant community with easy access to local amenities, including shops, cafes, and parks. Scarborough's stunning coastline and beautiful beaches are just a short distance away, offering a perfect escape for leisurely strolls or family outings.

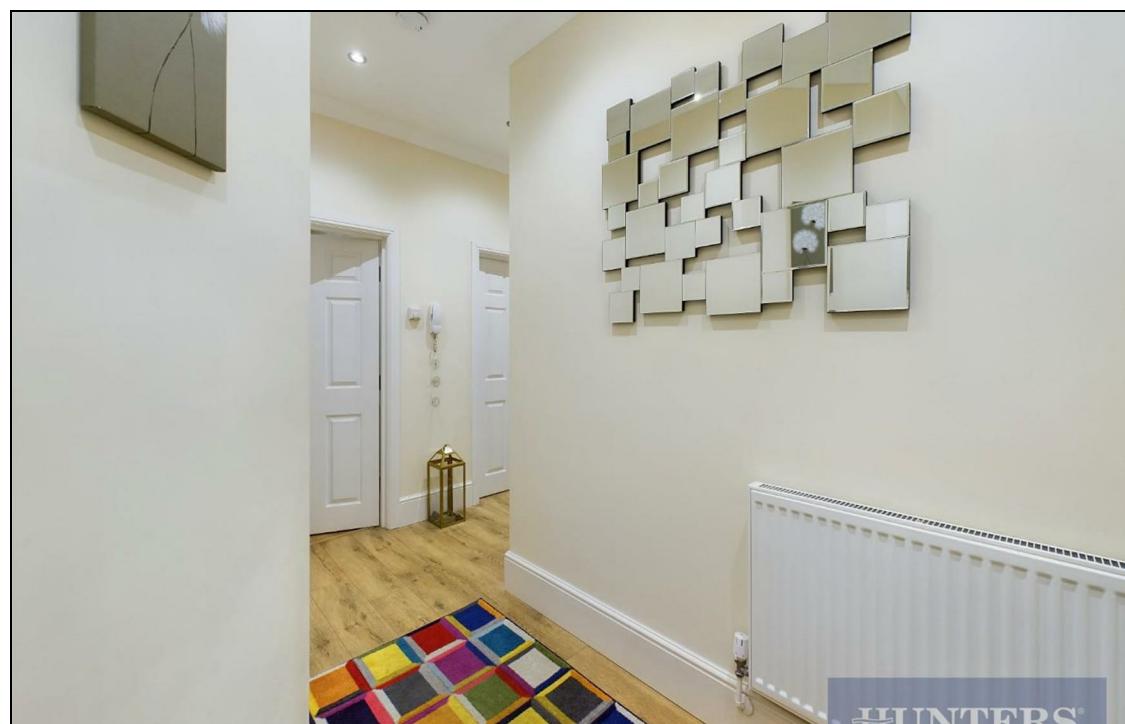
This property is an excellent opportunity for first-time buyers, small families, or those seeking a holiday retreat in a picturesque seaside town. With its attractive features and prime location, this apartment is sure to capture the interest of many. Do not miss the chance to make this charming residence your new home.

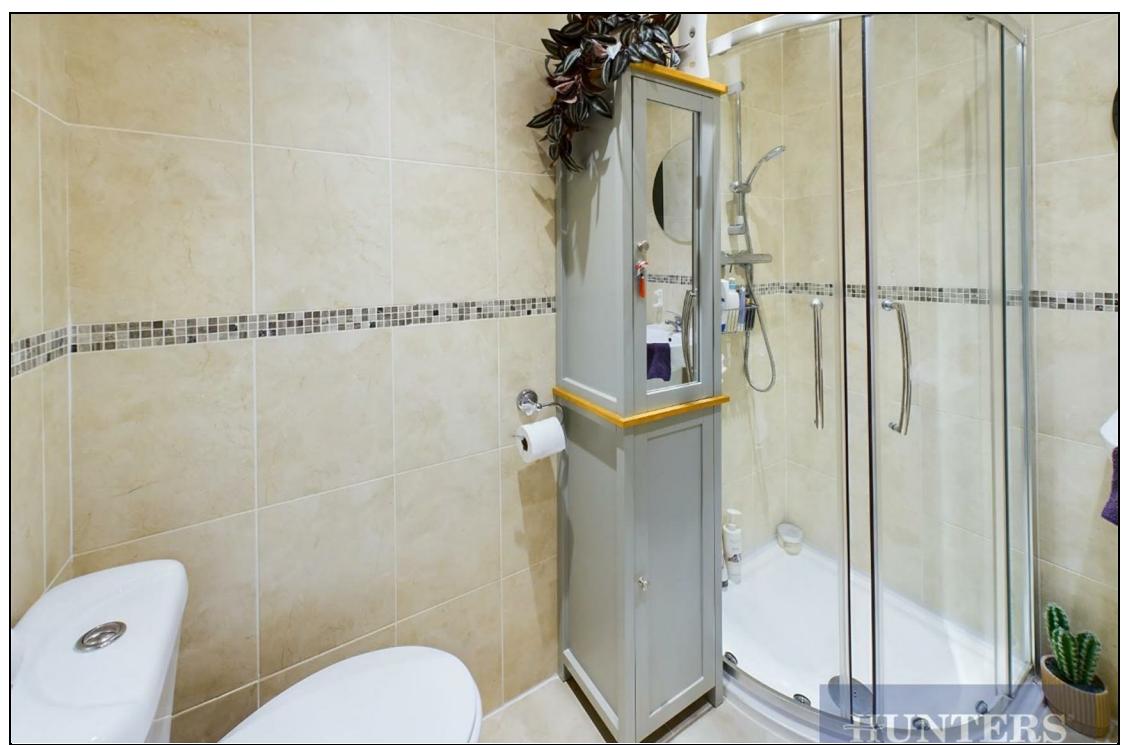
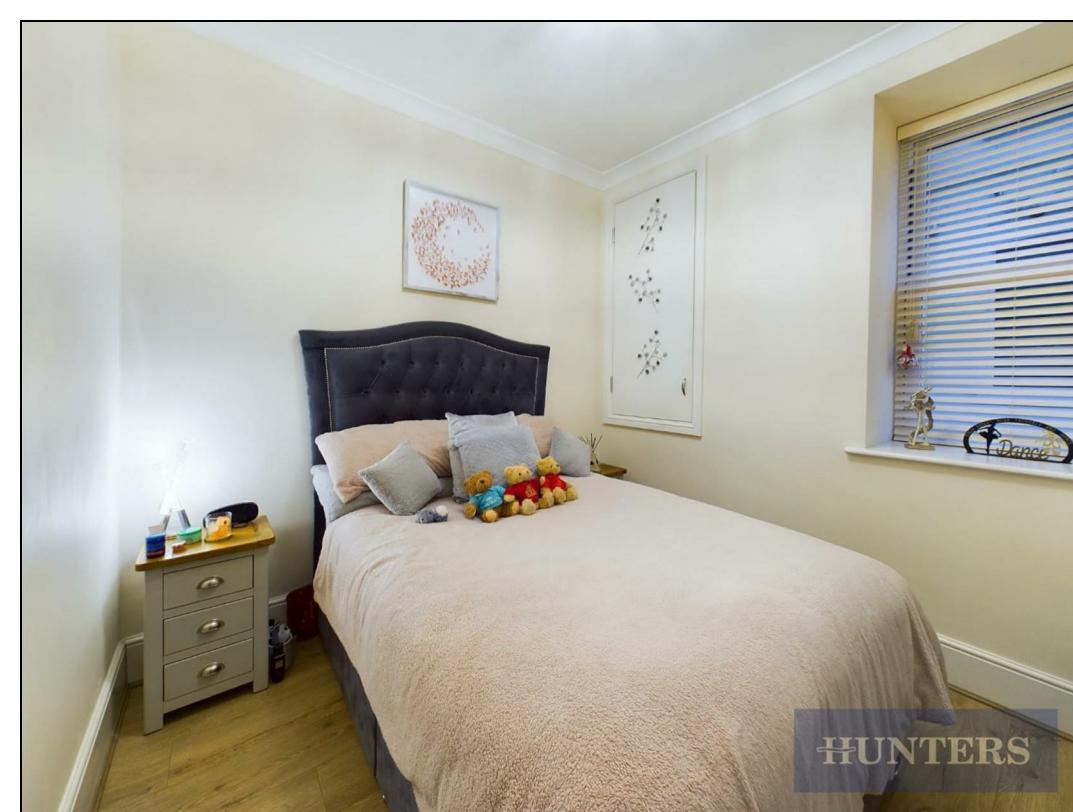


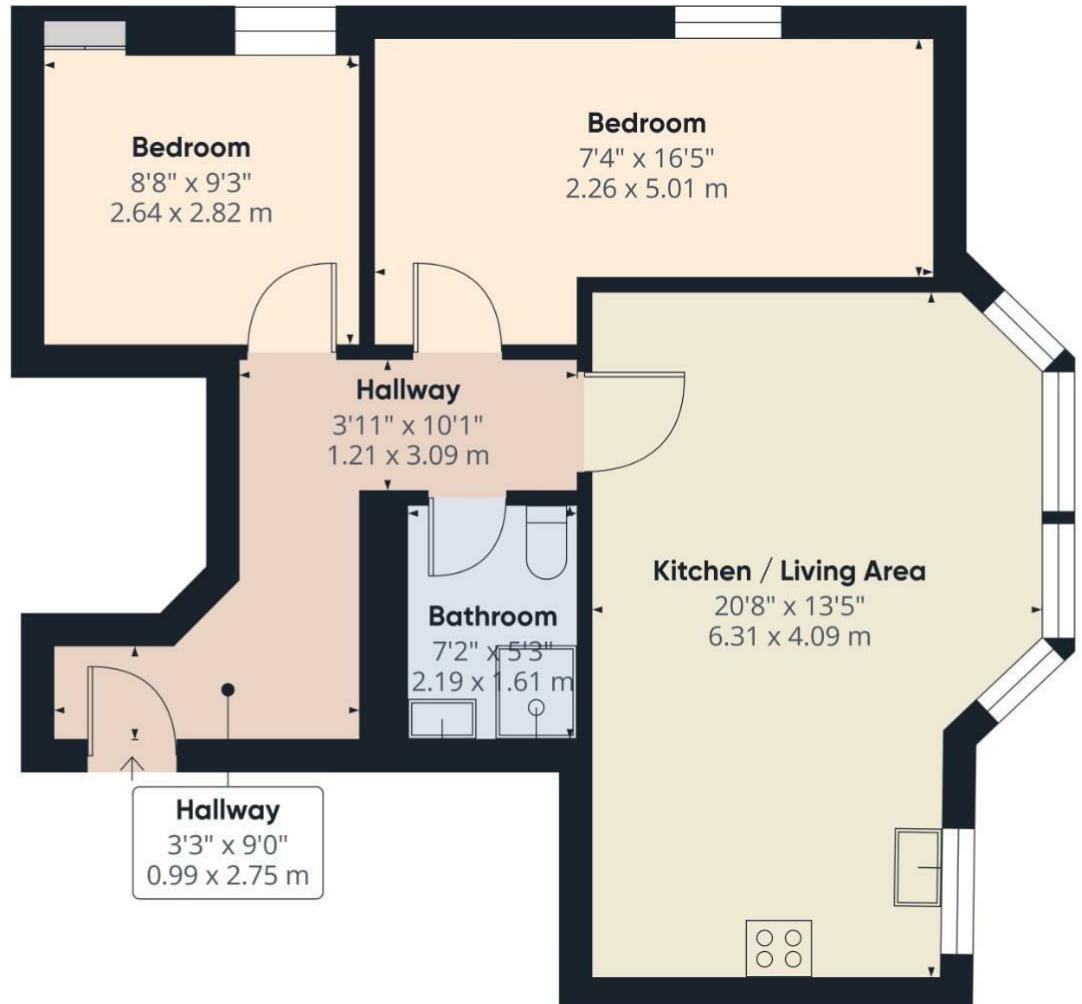
KEY FEATURES

- Kitchen/Living Area
- Two Bedrooms
- Family Shower Room
- Council Tax: A
- EPC: C
- On Street Parking









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Approximate total area⁽¹⁾

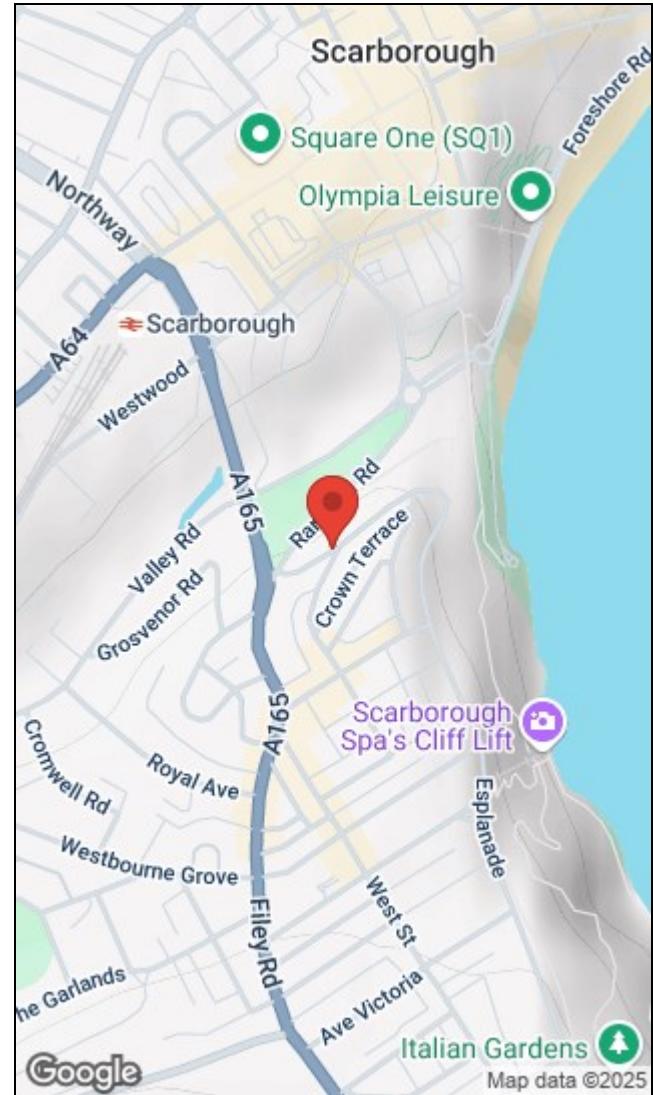
607.51 ft²
56.44 m²

(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.

GIRAFFE360



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-------------------------|--|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|--|-------------------------|
| | |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A |
| (81-91) | B |
| (69-80) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

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