



Andrew
COWEN

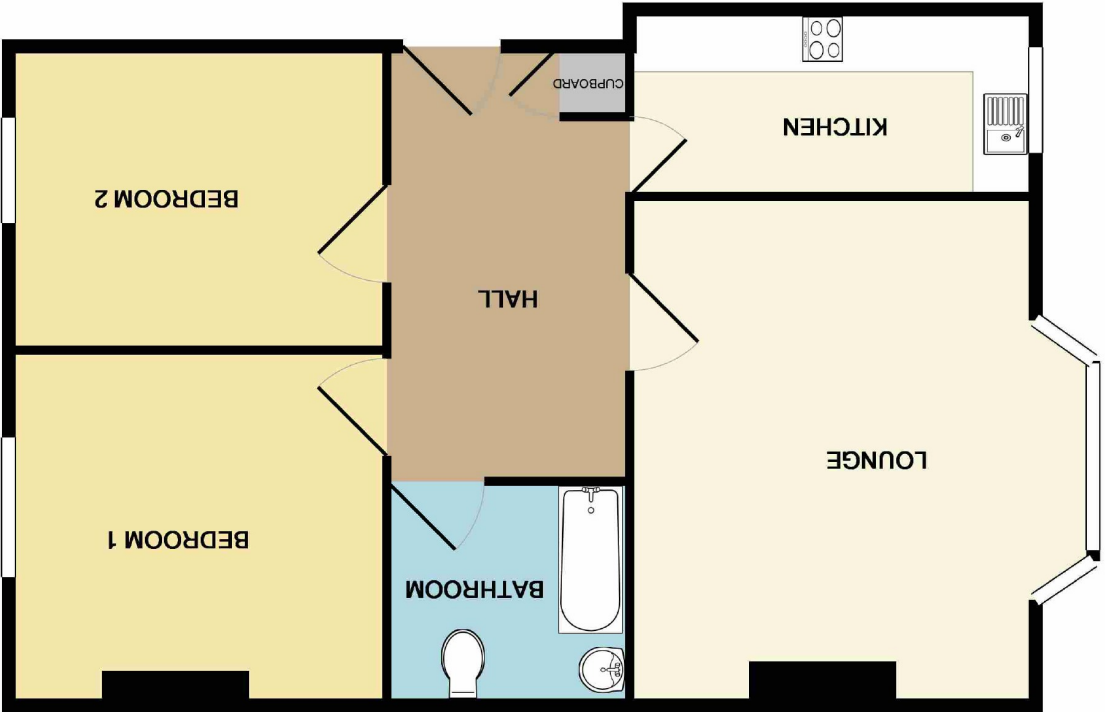
ESTATE & LETTING AGENTS
01723 377707

Flat 4 Gibsons Court, Scarborough, YO12 7HS

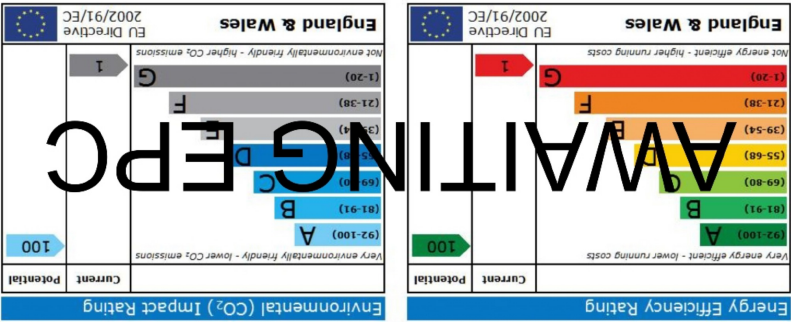
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TOTAL APPROX. FLOOR AREA 80.9 SQ.M. (871 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property. Please note also that we have not tested any fittings, apparatus or services within or surrounding the property and recommend verification either from your solicitor or from a surveyor.

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Sales, Lettings, Property Management & Valuations
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PROTECTED

£99,500

A centrally located two bedroom flat.

This **WONDERFULLY DECORATED** flat in a **WELL MAINTAINED BLOCK** has come to the market, offering **TWO DOUBLE BEDROOMS** as well as being **SOLD PART FURNISHED**.

Centrally located in an **IDEAL AREA** within walking distance to the **TOWN CENTRE** and both the **NORTH AND SOUTH BAY**.

- PART FURNISHED
- RECENTLY DECORATED THROUGHOUT
- TWO DOUBLE BEDROOMS
 - OPERATING LIFT
- GROUND LEVEL ACCESS FROM THE REAR & BASEMENT LEVEL FROM THE FRONT
- LEASEHOLD WITH A SHARE IN THE FREEHOLD



This lovely flat is within a well kept block, situated in an ideal location close to the town centre and both the South and North Bay. So within a short walk you will find yourself shopping around Brunswick shopping centre, independent and well known high street stores. Or enjoying the bustling scene including the amusement arcades and parks at Scarborough's South Bay, or more of a relaxed stroll along North Bay beach and not forgetting to stop off for an ice cream.

The flat comprises entrance hallway with newly tiled flooring, leading off into both double bedrooms which have secondary double glazing. As well as a modern spacious bathroom, fitted kitchen with a breakfast bar, and very cosy bay windowed lounge with feature fireplace. The flat can be accessed from both the front and rear of the building, the rear has a car park and the building has a fully operational lift.

