ANDREW COWEN







23 Charles William Apartments North Leas Avenue, Scarborough, YO12 6LY

Offers In Excess Of £100,000

- **SECOND FLOOR APARTMENT**
- **ENTRY PHONE SYSTEM**
- **GOOD SCHOOL CATCHMENT AREA**
- **LEASEHOLD WITH A SHARE OF FREEHOLD**
- **TWO BEDROOMS**
- **ALL ELECTRIC**
- **CLOSE TO NORTH BAY BEACH**
- **ALLOCATED PARKING SPACE**
- **UPVC DOUBLE GLAZING**
- **PURPOSE BUILT PROPERTY**

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www.andrewcowen.com

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Andrew Cowen Estate Agents are pleased to present to the market this well-maintained PURPOSE BUILT, SECOND FLOOR LEASEHOLD APARTMENT benefitting from AN ALLOCATED CAR PARKING SPACE and a convenient location to local amenities and public transport links, offered with vacant possession, this property would make an ideal purchase for a first-time buyer, second-home owner, or those looking to downsize. The property is well positioned for easy access to Peasholm Park, the North Bay beach and a variety of popular attractions found on Scarborough's sought-after North side.

2 1 1 C

Council Tax Band: B





The property comprises; an entrance hall with storage, spacious lounge/dining area with adjoining fitted kitchen with a range of wall and base units and integrated oven and hob, two bedrooms and a three-piece family bathroom with overhead shower. The property is neutrally decorated and benefits from UPVC double glazing and electric heating.

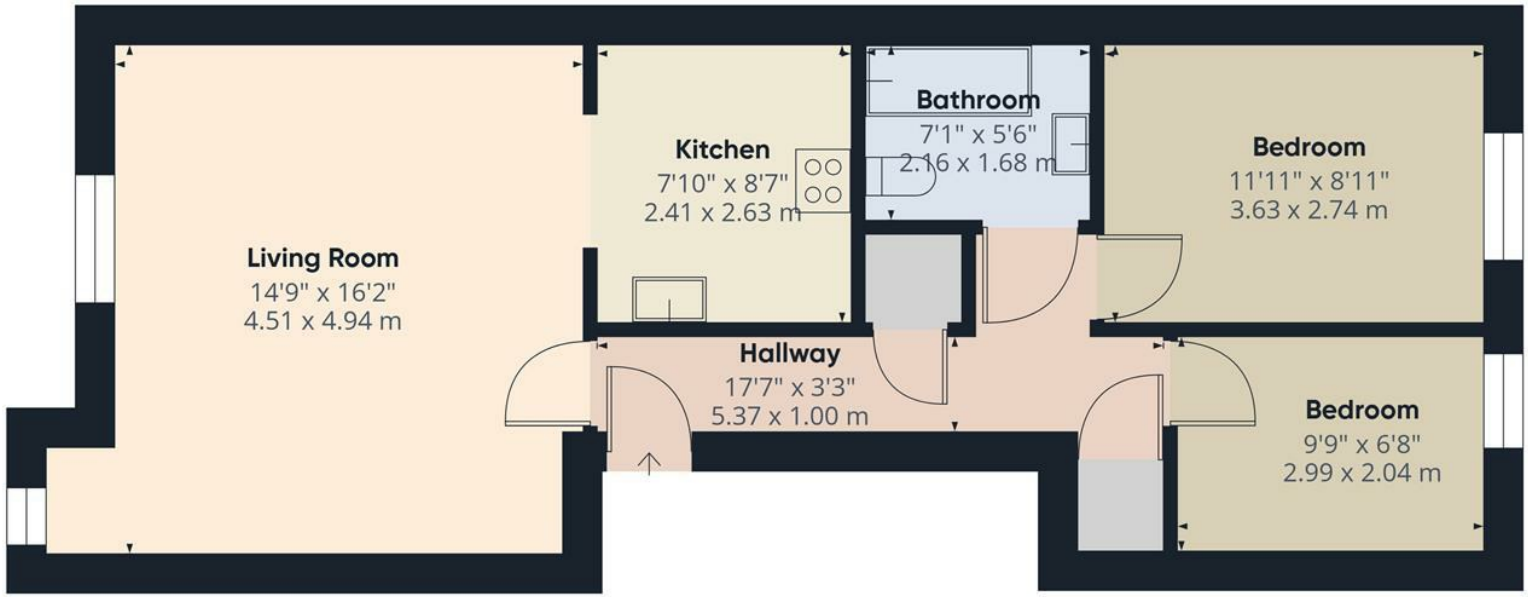
Situated in a popular residential area to the north of Scarborough, the property falls within a good school catchment area and is located approximately half a mile from North Bay Beach and the Sea Life Centre. Nearby attractions also include Peasholm Park, the Open-Air Theatre, Alpamare Water Park, and Scarborough North Cliff Golf Club, making this an excellent location to enjoy all that Scarborough has to offer.

Maintenance fees for 2025 £836.63/pa
Ground rent £50.00/pa
Leasehold with a share of freehold
Holiday lets not permitted.

Contact one of our friendly Sales Team today to book a viewing 01723 377707.









ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

620 ft²

57.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

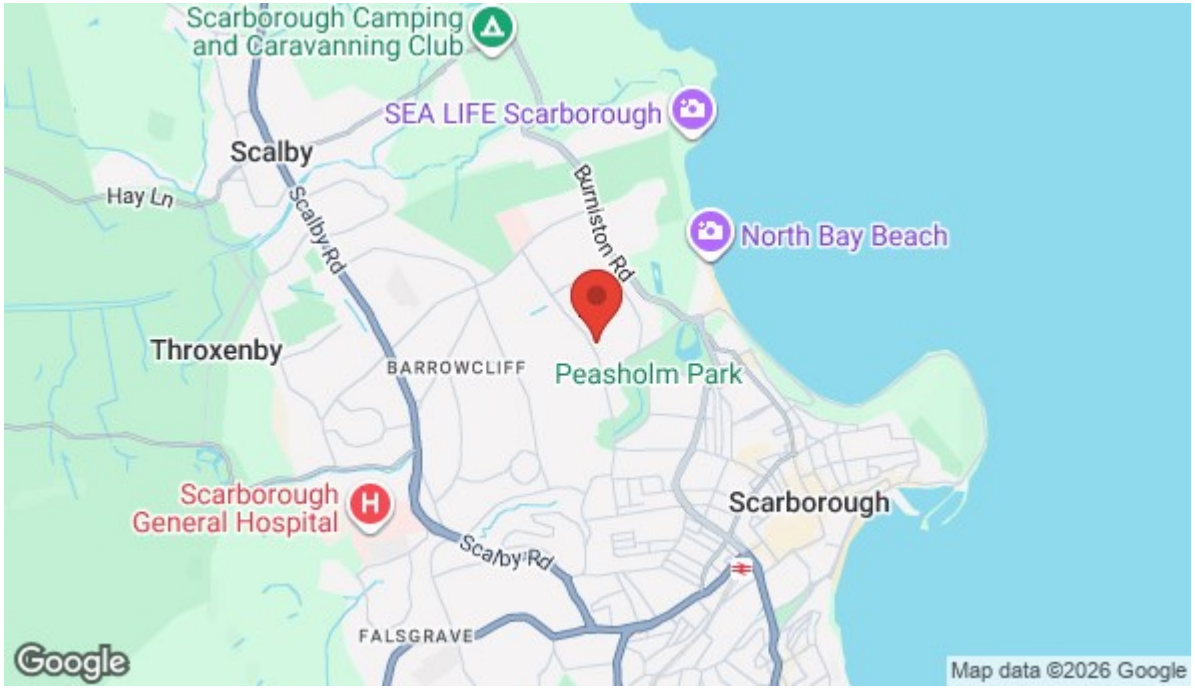
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ANDREW



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	

Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

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