



## MIRAMAR APARTMENTS, 1 ESPLANADE GARDENS, YO11 2AW

A two bedroom ground floor apartment with own entrance in a recently converted building with modern kitchen and bathroom, video entry phone system, gas central heating and timber double glazed windows.

Price for freehold £124,750  
May Take £110,000



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**MIRAMAR APARTMENTS, 1 ESPLANADE GARDENS, SCARBOROUGH**

**Situated on Scarborough's South Cliff and handy for Ramshill shopping parade as well as the Esplanade, Spa complex and the town centre this two bedroom recently converted ground floor apartment has its own private entrance and video entry phone system. The accommodation when briefly described comprises hallway, sitting room with views towards the castle, modern fitted kitchen with some integral appliances, two bedrooms with built-in cupboards and modern three piece bathroom suite. The property also has timber double glazed sash windows, gas central heating and a communal rear yard area.**

***DIRECTIONS: Leave the town centre over Valley Bridge onto Ramshill Road, go straight through the traffic light and take next left onto Esplanade Gardens. At the cross roads go straight across and this property is then on the right hand side.***

**COMMUNAL ENTRANCE Security entry system, individual post boxes, lifts and stairs to upper floors.**

**THE APARTMENT**

**HALLWAY Video entry phone system, shelved recess cupboard, inset ceiling lights, rcd unit, two central heating radiators.**

**SITTING ROOM (15'6" max x 10'6" max) Shaped room, television and satellite points, two timber double glazed sash windows offering views over towards the castle, two central heating radiators.**

**KITCHEN (10'3" max x 5'9" max) Shaped room, modern light wood effect fronted base and wall cupboards and drawers, including glazed wall cupboards, complimenting dark work surfaces, stainless steel sink and drainer, modern tiled splash backs, plumbed for washing machine, integral fridge, inset gas hob with extractor over, electric fan assisted oven and grill under, under unit lighting, floor tiling, inset ceiling lights.**

**BEDROOM 1 (12'3" x 11'3") Two built-in recess cupboards with shelving and hanging space one housing gas combination boiler, television and satellite points, timber double glazed sash window, central heating radiator, private entrance door from the rear.**

**BEDROOM 2 (14'3" x 6'9" max) Two built-in wardrobes with shelving and hanging space, timber double glazed window, central heating radiator.**

**BATHROOM Modern white three piece suite comprising panel bath with power shower and splash screen over, wash hand basin and wc, extensive wall tiling, floor tiling, extractor fan, shaving socket, inset ceiling spot lights, chrome effect ladder radiator.**



**OUTSIDE**

**REAR Communal yard area, private entrance in to apartment.**

**VIEWING By appointment through this office.**

**MEASUREMENTS Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.**

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS  
Conditions of receiving Jacksons Property Service particulars.**

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.