



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		




£225,000
 3 ABRAMS VIEW, SCARBOROUGH, YO11 3YE

- Purpose Built Apartment
- Ground Floor
- Two Bedrooms
- Balcony With Sea Views

A RARE OPPORTUNITY TO PURCHASE THIS WELL PRESENTED AND LAYED OUT GROUND FLOOR PURPOSE BUILT APARTMENT. SITUATED ON THE STUNNING SOUTH CLIFF OF SCARBOROUGH, TUCKED AWAY ON A PRIVATE CUL DE SAC WITH MAGNIFICENT COASTAL VIEWS FROM THE MODERN GLAZED BALCONY. COMMUNAL GARDENS PARKING AND GARAGE ARE ALSO INCLUDED IN THIS FANTASTIC APARTMENT.



TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

ENTRANCE HALL

HALLWAY

LOUNGE
18' 4" x 12' 10" (5.59m x 3.91m)

BALCONY
12' 9" x 3' 8" (3.89m x 1.12m)

KITCHEN
12' 10" x 8' 10" (3.91m x 2.69m)

BEDROOM
17' 2" x 10' 5" (5.23m x 3.18m)

BEDROOM
12' 10" x 8' 5" (3.91m x 2.57m)

SHOWER ROOM
10' 11" x 7' 10" (3.33m x 2.39m)

OUTSIDE

GARAGE

COMMUNAL GARDENS



Property Description

The property when briefly described comprises private entrance hall with storage area, hallway, modern kitchen, well-appointed reception room with patio doors leading to the private balcony capitalising on the beautiful sea views. Two well-appointed bedrooms and a modern shower room. to the outside of the property are communal gardens, private garage and parking.

