



Whilst 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.

TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.



GROUND FLOOR  
 877 sq.ft. (81.5 sq.m.) approx.



3 Astoria Court, 52-56 Esplanade, Scarborough,  
 North Yorkshire, YO11 2BA

**Harris Shields**  
 Collection

## A two double bedroom ground floor sea view apartment.

- ✓ OPEN TO SERIOUS OFFERS
- ✓ Ground Floor Apartment
- ✓ Two Double Bedrooms
- ✓ No Onward Chain
- ✓ Sought After Esplanade Address
- ✓ Beautifully Presented & Maintained
- ✓ 946 Years Lease Remaining
- ✓ No Holiday Lets Or Pets Permitted

Offers in the region of £169,950

# Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough  
North Yorkshire, YO11 1JH

01723 341557

[mail@harris-shieldscollection.uk](mailto:mail@harris-shieldscollection.uk)

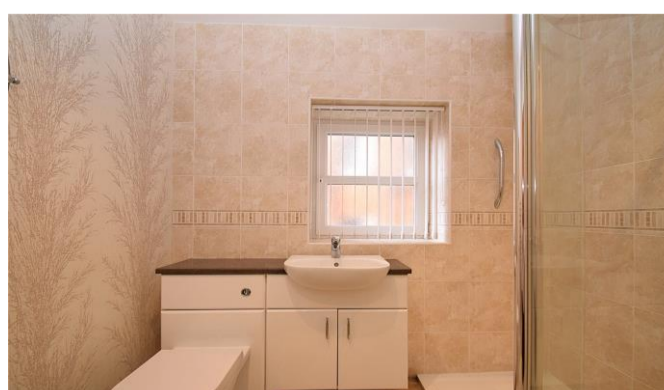
<https://harris-shieldscollection.uk/>

### Description

OPEN TO SERIOUS OFFERS. An exceptional opportunity to acquire a beautifully positioned ground floor apartment within one of Scarborough's most distinguished seafront residences, offering panoramic views across the South Bay. Set within the elegant Astoria Court, an exclusive development of just 25 apartments, this impressive home occupies a prime position on the renowned Esplanade. The outlook is truly captivating, with sweeping coastal vistas. Perfectly placed for both tranquillity and convenience. Internally, the apartment offers generously proportioned, light-filled accommodation that has been thoughtfully arranged to maximise both space and the stunning views. Accessed via a well-maintained communal entrance, the property opens into a private hallway which leads through to a stylish open-plan living and dining kitchen, perfectly suited to modern living. The elegant lounge is centred around a bay window that frames the spectacular sea views. There are two spacious double bedrooms, both offering a sense of comfort and versatility, along with a contemporary bathroom.

### Additional Information

Council tax band C



Opening doors  
for over 60 years

Harris Shields  
Collection