



NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

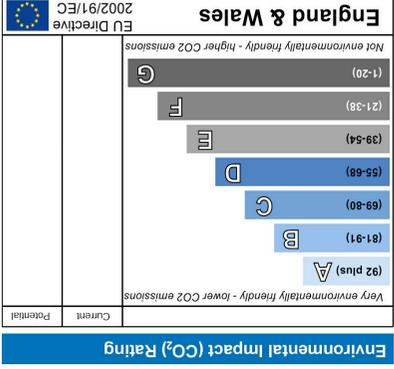
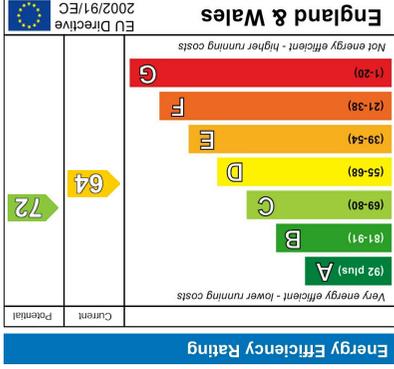
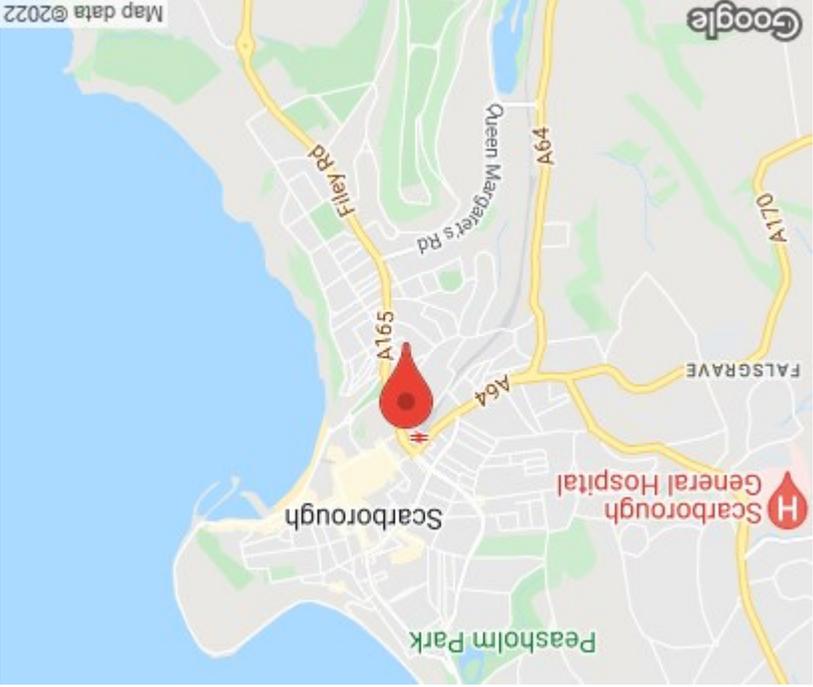
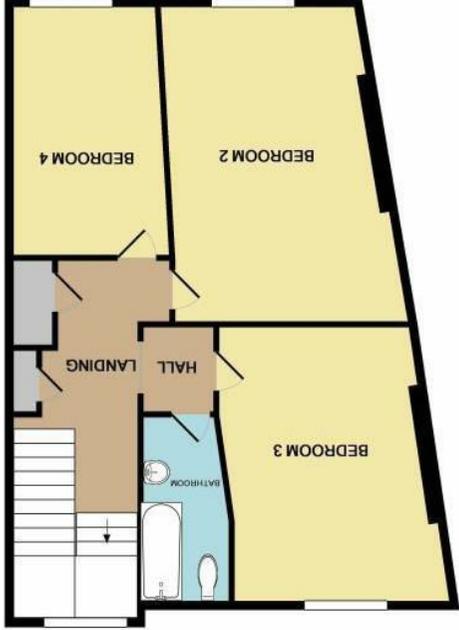
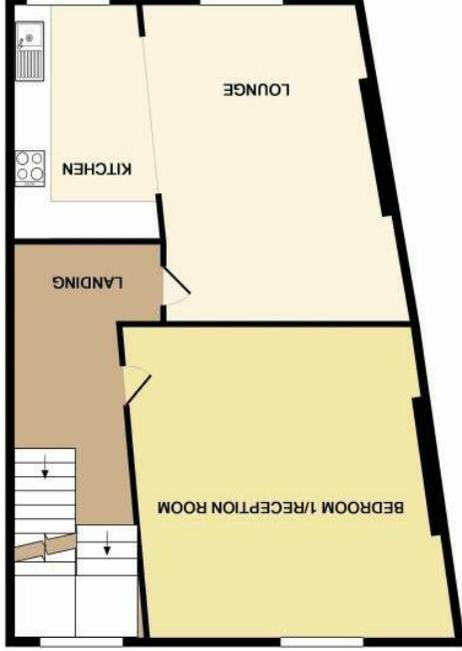
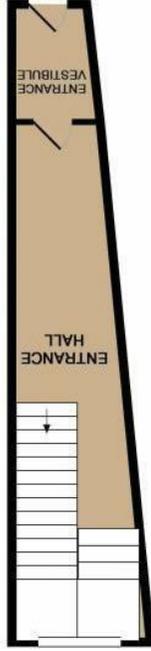
2ND FLOOR
APPROX FLOOR AREA 683 SQ.FT. (63.4 SQ.M.)

1ST FLOOR
APPROX FLOOR AREA 726 SQ.FT. (67.5 SQ.M.)

TOTAL APPROX FLOOR AREA 1409 SQ.FT. (130.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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14B Grosvenor Crescent, Scarborough YO11 2LJ
Offers Over £180,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

• SUBSTANTIAL THREE/FOUR BEDROOM DUPLEX APARTMENT

• BENEFITS FROM A PRIVATE ENTRANCE

• OFFERED IN EXCELLENT DECORATIVE ORDER

• SUPERB OPEN ASPECT VIEWS

• FANTASTIC POSITION ON SCARBOROUGH'S

POPULAR SOUTH CLIFF

Offered to the market in EXCELLENT ORDER

THROUGHOUT is this SUBSTANTIAL THREE/FOUR

BEDROOM DUPLEX APARTMENT which the benefits

from a PRIVATE ENTRANCE DOOR to the ground floor

level and SUPERB OPEN ASPECT VIEWS from the upper

floors to both the FRONT and REAR.

The accommodation is well laid out over three floors

offering well laid-out living space and briefly comprises

of a private entrance vestibule and hallway with stairs

leading to first floor landing and door to a lounge with

open archway leading to a modern fitted kitchen with

with windows to the front overlooking Grosvenor

Crescent. To the rear is either a substantial master

bedroom or second reception room. To the second floor

is another spacious light and airy landing with built in

cupboards and door to three further double bedrooms,

one being utilised as a snug all with superb open aspect

views plus a modern house bathroom.

Well located on a secluded, central, tree lined Crescent

overlooking a central lawned park the apartment

provides superb access to a wide range of amenities and

attractions including the nearby Ramshill shopping

Parade, trains station, Scarborough town centre itself,

The Esplanade, Spa conference centre not to mention

Scarborough's South Bay and the beach.

The property could be of interest to a multitude of buyers

but notably someone looking for a holiday home, but

also families, first time buyers, sharers and investors.

Viewing is essential in order to fully appreciate the space,

setting and finish on offer from this imposing three/four

bedroom apartment. To arrange a viewing, please

contact CPH today on 01723 352235 or visit our website

www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Private Entrance Hall

With a private entrance door, glazed inner door and a staircase up to the first floor landing.

FIRST FLOOR

Lounge

17'0" x 12'9"

Bedroom One/2nd

Reception Room

16'8" x 14'9"

Kitchen

12'9" x 8'2"

SECOND FLOOR

Landing

Bedroom Two

17'0" x 12'9"

Bedroom Three/Snug

14'9" x 11'5"

Bedroom Four

12'9" x 8'10"

Bathroom

9'10" x 5'2"

OTHER:

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with a Deed of Covenant in place.

Details Prepared

TLGV/011221

Interested? Get in touch:

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CPH