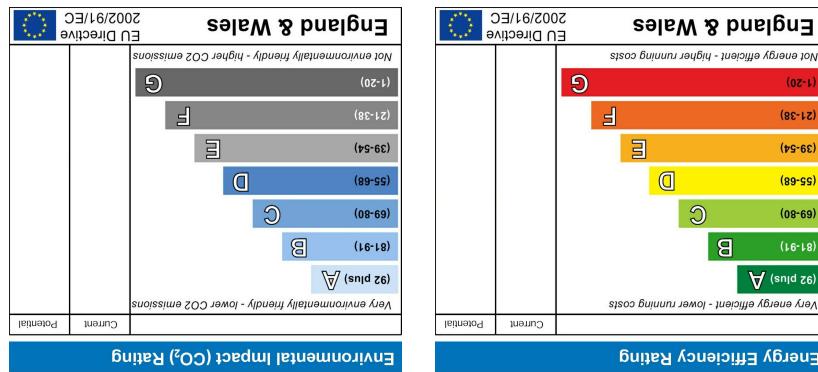


NOTE: These particularities are intended only as a guide to prospective Purchasers to enable them to decide whether to make further negotiations with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoevers and accordingly nor the continued 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 in this Contract.



GROUND FLOOR



Flat 4, Lynwood Lodge, 16 Filey Road, Scarborough YO11
Guide Price £150,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

++ideal FIRST TIME BUY or perfect for someone looking to downsize closer to amenities. This GENEROUS, GROUND FLOOR, TWO BEDROOM APARTMENT benefits from TWO PRIVATE ENTRANCE DOORS, GENEROUS LOUNGE/DINER, MODERN SHOWER ROOM, MODERN GALLEY KITCHEN as well as extreme seating area and allocated off street rear of the property++ The apartment is well located within this IMPOSING, DETACHED BUILDING with ALLOCATED OFF STREET PARKING. The property occupies an ENVIABLE CENTRAL LOCATION on Scarborough's South Cliff overlooking South Bay and the beach. Scarboroughs South Bay and the beach. The Freehold flat is accessed via two private entrances and briefly comprises; entrance porch with inner door to a lounge/diner with built-in storage. Kitchen fitted with a range of modern wall/base units and an electric oven, a combination boiler, inner hall, a master bedroom with fitted wardrobes, a further bedroom and a three-piece suite shower room with a step-in shower. This would be ideally suited to a number of buyers.





ACCOMMODATION:

GROUND FLOOR

Entrance Porch
5'11" x 4'3"

Lounge/Diner
14'9" max into cupboards x
12'6"

Kitchen
16'1" x 5'11" max

Inner Hall
7'3" x 5'3"

Utility/Rear Entrance
5'11" x 5'7"

Bedroom One

Bedroom Two
14'9" x 5'3"

Shower Room
8'10" max x 7'3" max

OTHER:

Tenure/Maintenance
We have been informed by the vendor that the property is Freehold and that there is a maintenance agreement in place with Nicholsons for approximately £55 pcm.

Off-Street Parking
We have also been informed by the vendor that the property does benefit from an allocated off-street parking space.

Details Prepared
TLPF/040821



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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