



1st North, 5 Filey Road, Scarborough, YO11 2SE
Offers In The Region Of £140,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Two Bedroom First Floor Apartment
- Modern Kitchen/Diner
- Generous, Impressive Entrance Hall
- Leasehold and Sold with NO ONWARD CHAIN
- Popular Central South Cliff Location

This GENEROUS, TWO BEDROOM FIRST FLOOR APARTMENT is well located within a characterful detached building on Scarborough's South Cliff. The period building is split into seven apartments which are all due to be sold but four of these have their own private entrance doors so the communal entrance hall and door is only shared by three flat owners.

The apartment itself 'in our opinion' is offered to the market in generally good order throughout including a generous entrance hall with doors to a fitted kitchen, two double bedrooms, generous lounge/Diner with bay window to the rear and open aspect view plus a house bathroom fitted with white three piece suite. The apartment also benefits from gas heating via a combination boiler and some of the windows have been replaced with new double glazed units.

The property is well located just off Ramshill shopping parade on Scarborough's South Cliff therefore well placed for a wealth of amenities nearby as well as being only a 10 - 15 minute walk into Scarborough town centre, The Esplanade, Scarborough's South Bay and Train and bus station.



It is intended that the apartments will be offered with a new 999 year lease and each flat owner will also own a 1/7th share in the company which will own the Freehold of the building. There are no restrictions on the building therefore the apartments will be well suited to someone looking for a holiday home/rental property or investment in the Scarborough area. The apartments are offered with NO ONWARD CHAIN.

To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk



ACCOMMODATION

Communal Entrance Hall

Entrance door with keypad secure entry and inside there are two staircases running up the centre of the building which both lead to the Penthouse apartment.

Entrance Hall

With two entrance doors skylight window and doors to:

Lounge

17'8" max x 11'9"

With window to the rear, built in cupboard with wall mounted combination boiler and further eaves storage cupboard.

Kitchen/Diner

16'4" x 15'5" max

Fitted with a modern matching range of wall and dormer window to the front. Open doorway to:

Utility Room

15'5" x 5'6"

Fitted with base units and single drainer sink over. Dormer window to the front.

Bedroom One

14'9" x 11'9"

Window to the rear and door to eaves storage cupboard.

Bedroom Two

15'5" max x 11'5"

With dormer window to the front.

Bathroom

11'5" x 4'3"

Fitted with a white three piece suite comprising panelled bath with shower over, low flush w/c and pedestal wash hand basin. Window to the side.

Tenure/Maintenance

The apartment will be sold with a new 999 year lease and it is intended that each flat owner will be issues 1 share in the company who will own Freehold of the building. Maintenance will then be arranged with all the flat owners.

Details Prepared/Ref

PF220922



Interested? Get in touch:

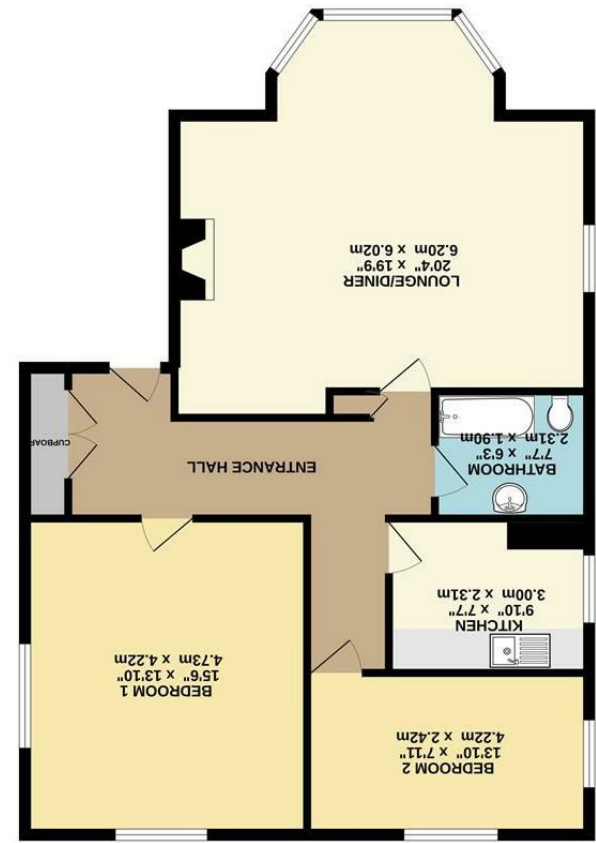
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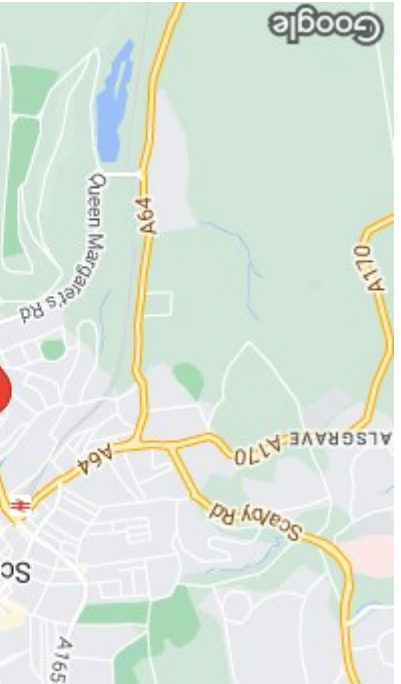
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



Make every attempt to ensure the accuracy of the boundary lines shown. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omissions or mis-statements. This plan for boundary 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. Made with Metronom, ©2022



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
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Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	
Potential	

