



1st South, 5 Filey Road, Scarborough, YO11 2SE
Offers In The Region Of £150,000

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 modern fitted kitchen/diner, two double bedrooms, generous lounge and 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

With keypad entry and stairs leading to all floors.

FIRST FLOOR

Entrance Hall

Lounge

15'5" x 13'9"

With dual aspect windows to the front and side.

Kitchen/Diner

15'5" x 10'9"

With window to the side and fitted with a modern matching range of wall and base units with work surfaces over.

Bedroom One

15'5" x 13'9" max

With window to the front and fireplace. (This room could also be used as a lounge)

Bedroom Two

15'5" x 9'2" max

With window to the rear.

Bathroom

1.9 max

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:

PF/220922

Interested? Get in touch:

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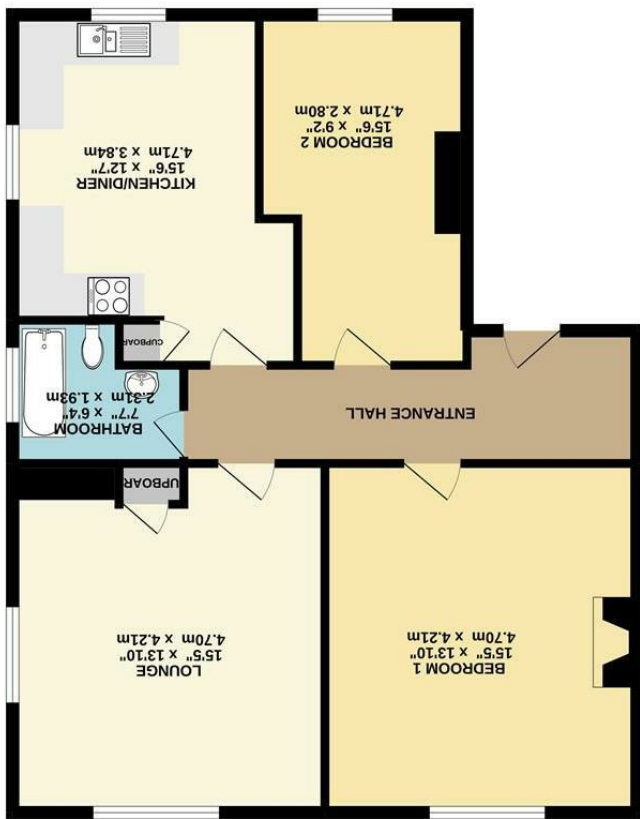
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions in the document. This plan is prepared for general use 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 - 849 sq.ft. (78.9 sq.m.) approx.



GROUND FLOOR
 849 sq.ft. (78.9 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
	(g1-g1) B
	(g1-g0) C
	(g0-g0) D
	(g0-g1) E
	(g1-g4) F
	(g1-g0) G
Not energy efficient - higher running costs	(1-20) G

Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(g2 plus) A
	(g1-g1) B
	(g1-g0) C
	(g0-g0) D
	(g0-g1) E
	(g1-g4) F
	(g1-g0) G
Not environmentally friendly - higher CO ₂ emissions	(1-20) G

Environmental Impact (CO₂) Rating

