



Apartment 6, Scalby View Apartments, 17 Hackness Road, Scarborough, YO12 5SD
Price Guide £210,000



- Two Bedroom First Floor Apartment
- Modern Luxury Development
- Open Plan Lounge/Kitchen/Diner
- Off Street Parking Space
- Popular Central Newby Location

OPEN HOUSE VIEWING DAY on FRIDAY 29TH of MARCH between 10 am and 2 pm. Come along, no need to book!

This TWO BEDROOM, FIRST FLOOR, NEW BUILD APARTMENT boasts a feature OPEN PLAN South/West facing Lounge/kitchen/diner. 60% NOW SOLD within the block, Only 4 apartments remaining.

- * Ideal Holiday Home/Rental Excellent R.O.I
- * Your Income Potential for FLAT 6 Sykes Cottages Rental Appraisal
Year 1 Estimate £22,612 - £27,637 (10.7% - 13.1%)
Year 2 Estimate - £24,194 - £29,571 (11.5% - 14.0%)
Year 3 Estimate - £25,162 - £30,753 (11.9% - 14.6%)
- * New Build 10 Year LABC Warranty
- * Carpets & Floor Coverings included

This MODERN, LUXURY DEVELOPMENT of ten HIGH SPECIFICATION APARTMENTS is well located within the popular Newby area of Scarborough, well placed centrally to a wealth of amenities nearby.

APARTMENT SIX is a two bedroom first floor apartment and provides feature South/West facing open plan kitchen/lounge/diner with patio doors to a Juliette balcony, two bedrooms and modern house bathroom.

The block itself benefits from lift and stairs to all floors providing easy level access, secure video secure entry/intercom system and externally provides off-street parking spaces with BS1363 electric charging and a communal bin store.

Ideally suited to a range of buyers most notably as a second property/holiday home or ideally suited to someone looking to downsize/retirement as the development provides easy level access to a wealth of amenities including regular transport links to Scarborough Town Centre and Whitby. public house/restaurant, 'Proudfoots' supermarket, library, doctors surgery, 24hr garage, tennis courts and bowling club. The property is situated on the edge of the North Yorkshire Moors National Park and excellent walks can be undergone nearby along the old Scarborough to Whitby railway line and to the popular village of Scalby and Scalby beck.

Please note: The photos in the advert are for marketing purposes only and represent a flat previously sold





ACCOMMODATION:

APARTMENT 6:

FIRST FLOOR

Entrance Hallway

14'9" max x 11'9" max

Open Plan Living/Kitchen/Dining

20'4" max x 16'4" max

Bedroom One

10'9" max x 10'9" max

Bedroom Two

10'9" max x 9'6" max

Bathroom

10'5" max x 6'10" max

OTHER:

Tenure/Maintenance

We have been advised by the vendor that the property is Leasehold with a 1/10 share of the Freehold of which a 250 year lease will be implemented. There will be a maintenance agreement in place with Able Property Management of approx per annum and we are not aware of any restrictions.

Details Prepared

TLPF/020822



Interested? Get in touch:

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CPH

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



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. As to their operability or efficiency can be given.

