



Flat 3, 43 Esplanade, Scarborough YO11 2AY
Guide Price £240,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE TO THE MASTER
- BALCONY
- SEA, HARBOUR & CASTLE VIEWS
- NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN is this FIRST FLOOR APARTMENT with TWO DOUBLE BEDROOMS, ENSUITE to the MASTER, BALCONY, SUPERB SEA/CASTLE/HABOUR VIEWS and a LIFT FACILITY. Located in the popular area of SCARBOROUGH'S ESPLANADE.

The property has been well maintained with gas central heating and uPVC double glazing mostly throughout. The accommodation briefly comprises of: a grand communal entrance hall with lift that provides access to the first floor apartment, the substantial living room with bay window and access to the balcony, the generous kitchen/diner, with integrated oven, hob, dishwasher and fridge freezer, the bathroom with three-piece suite and a double bedroom with built-in wardrobes. The communal hall then leads to a further floor with a second bedroom and ensuite bathroom. Externally, the property benefits from a balcony offering superb sea/castle/habour views. We have been informed by the vendor that the front garden also belongs to this apartment.

Located on Scarborough's renowned Esplanade, the property is a 'stone's throw' away from Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff. The property provides a wealth of amenities and attractions at hand including local shops, eateries, Rotunda Museum and Scarborough Spa.

Viewing does come highly recommended to fully appreciate the setting and space on offer with this two bedroom apartment. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





GROUND FLOOR:

Communal Entrance
Vestibule

Entrance Hall - Communal

APARTMENT 3 - First Floor

Entrance Hall

Living Room
24'0" max x 19'3" max

Kitchen/Diner:
16'8" max x 11'9" max

Bedroom
14'8" max x 11'6" max

Bathroom
7'8" max x 6'3" max

Communal Half Landing

Entrance

Bedroom
13'9" max x 11'5" max

En-Suite
8'0" max x 6'5" max

Tenure/Maintenance
We have been informed that the property is leasehold. The current maintenance agreement is £995 per annum and includes building insurance. Residential lets are allowed. Holiday lets and pets are not permitted.

Details
Council Tax Banding - E

LCAB 19062023

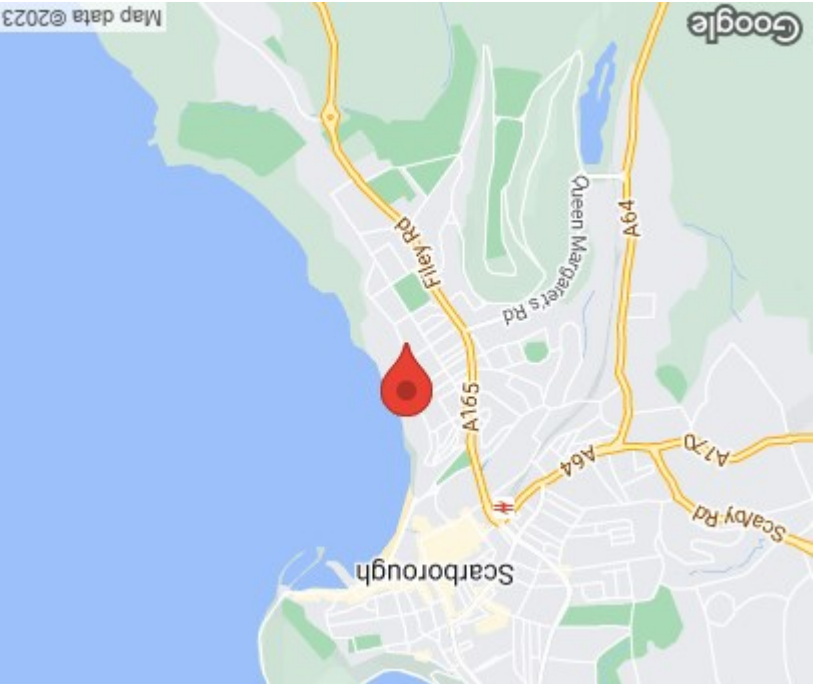
Outside
we have been informed by the vendor the the lawned areas also belong to this apartment.

Interested? Get in touch:

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Scarborough YO11 1DY
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www.cphproperty.co.uk

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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



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

Current: 64
 Potential: 78

England & Wales	
Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(92 plus) A	(1-20) G
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Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
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