



Kepwick House 303 The Sands,, Peasholm Gap,  
Guide Price £220,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



Situated on the THIRD FLOOR of the AWARD WINNING 'THE SANDS' DEVELOPMENT, this TWO BEDROOM LEASEHOLD APARTMENT is located on Scarborough's NORTH BAY BEACH with BALCONY. Making an IDEAL HOLIDAY HOME/RENTAL (figures available upon request) the apartment also benefits from use of the ON-SITE GYM plus an ALLOCATED PARKING SPACE (No. 87) with private electric car charging point.. There is also an option to have the property fully managed by the The Sands holiday rentals team details available upon request. Gross Income for last yr 1.1.22 - 31.12.22 was circa £34,000 (including use of the beach hut)

'The Sands' is an exclusive, gated development which leads out straight onto Scarborough's North Bay and beach. Also within the immediate area lies a variety of eateries, a convenience store and Peasholm Park as well as 'Alpamare' waterpark and Scarborough's Open Air Theatre, making this an ideal holiday rental. The property offers the potential to also buy a beach hut alongside the apartment by separate negotiation. Beach Chalets - Cormorant 3, 4, or 5 - the VAT is reclaimable to the purchaser if they are VAT registered. So £60,000 inc. VAT. These beach huts are perfect to be sold as a rental package with the apartments.

The contemporary apartment comprises on the third floor of; entrance hall with built-in storage which houses the boiler, an open plan living/dining/kitchen. The property also benefits from two double bedrooms with modern en-suite bathroom and a family bathroom modern three-piece bathroom suite. Within the development itself lies an on-site gymnasium, a private, secure car park and lift facility to all floors. Apartment 303 benefits from a private parking space with an EV Charging point within the secure gated car park

Can be sold as a GOING CONCERN with fixtures and fitting included in the sale (subject to offer) or with NO ONWARD CHAIN. Early internal viewing is truly a must and can be arrange via our friendly team in the office on 01723 352235.

#### ACCOMMODATION

##### THIRD FLOOR

Entrance Hallway  
10'5" max x 9'10" max

Living Area/Kitchen  
22'1" x 12'1"

Bedroom 1  
13'3" x 10'0"

Bathroom Ensuite  
6'6" x 6'2"

Bedroom 2  
10'11" x 9'6"





Bathroom  
8'2" x 6'2"

Boiler Cupboard  
6'6" x 3'3"

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with approximately 136 years remaining. There is a current maintenance agreement in place with Benchmark Leisure Limited of approximately £1,376.74 per annum plus a ground rent of approximately £261 per annum.

In House Management Available at The Sands

The 'Hassle Free' management scheme that Escape 2 The Sands offers gives you total peace of mind meaning that all aspects of your apartment management are taken care of. The service includes the following:

- On-site management
- Marketing
- Processing bookings
- Taking all payments
- Meeting & greeting your guests
- Checking out your guests
- Outstanding customer service
- Dealing with all emergencies
- Full changeover/cleaning of your apartment
- A full maintenance service
- Sourcing the best utilities rates
- Paying of all utilities (water & electric)
- Sourcing the best business rate relief/council tax band
- Paying of council tax/business rates
- Paying of TV license

Please Note:

The owner of this apartment is also selling five further apartments within The Sands development, there is the option therefore, of purchasing multiple apartments. If two or more apartments were purchased any prospective purchaser would likely be entitled to The 'multiple dwelling relief' and a saving on the Stamp Duty payable.

Details

LCPF 26062023



Interested? Get in touch:

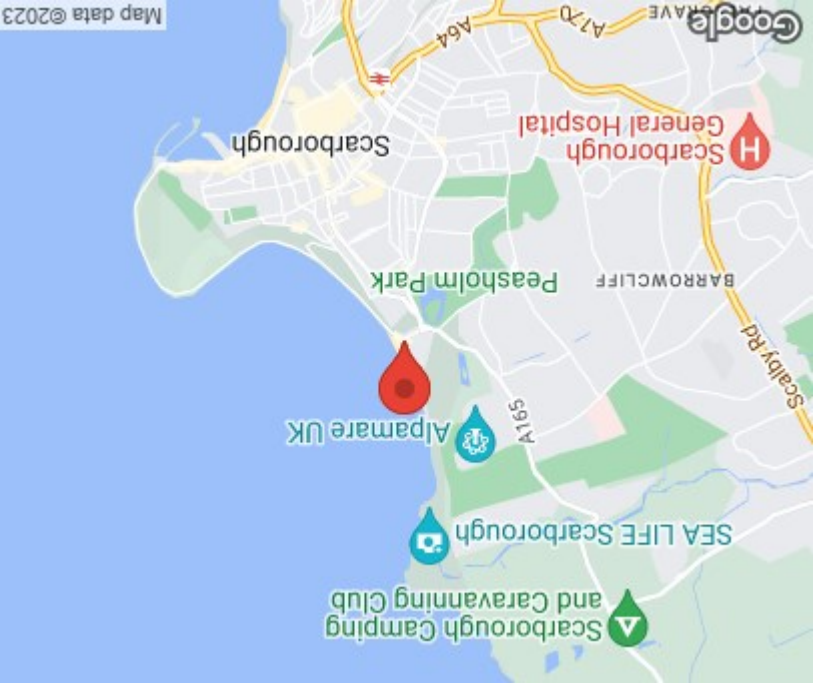
19 St.Thomas Street,  
Scarborough YO11 1DY

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**CPH**



**England & Wales**

EU Directive 2002/91/EC

Very environmentally friendly - lower CO2 emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

**Environmental Impact (CO<sub>2</sub>) Rating**

**England & Wales**

EU Directive 2002/91/EC

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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(1-20) G		
Not energy efficient - higher running costs		

**Energy Efficiency Rating**

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

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