



Flat 11 Fairview Court St. Martins Avenue, Scarborough YO11
£135,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY
- GROUND FLOOR APARTMENT
- GRADE II LISTED
- TWO BEDROOMS
- BAY FRONTED LOUNGE
- GAS CENTRAL HEATING & DOUBLE GLAZING

CPH are delighted to bring to market this GROUND FLOOR APARTMENT with TWO BEDROOMS and BAY FRONTED LOUNGE. The property is IDEAL FOR FIRST TIME BUYERS/INVESTMENT OPPORTUNITY and is WELL LOCATED in SCARBOROUGH'S SOUTH CLIFF area.

The property has been well maintained throughout with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises of: the entrance hallway with space for storage, the bay fronted lounge, the modern kitchen, the bathroom with white three-piece suite, the master bedroom and a further bedroom.

Being located on Scarborough's South Cliff the apartment is well placed for an abundance of amenities and attractions including The Esplanade, Spa/Conference Centre, Italian Gardens, Ramshill Shopping Parade, Sports centre not to mention Scarborough's South Cliff and the beach. The apartment therefore could be of interest to a variety of buyers including retirement and second home owners.

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance

Hallway

Lounge

18'4" x 15'8" max

Kitchen

8'6" max x 10'5"

Bathroom

14'9" max x 6'2" max

Bedroom 1

15'1" max x 10'2"

Bedroom 2

14'5" x 5'6"

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold and has approximately 996 years remaining on the lease. The maintenance agreement in place is £340 per quarter and includes window cleaning and building insurance. Residential lets and pets are allowed. Holiday lets are not permitted.

Details

Council Tax Banding - B

LCAB 11092023



Interested? Get in touch:

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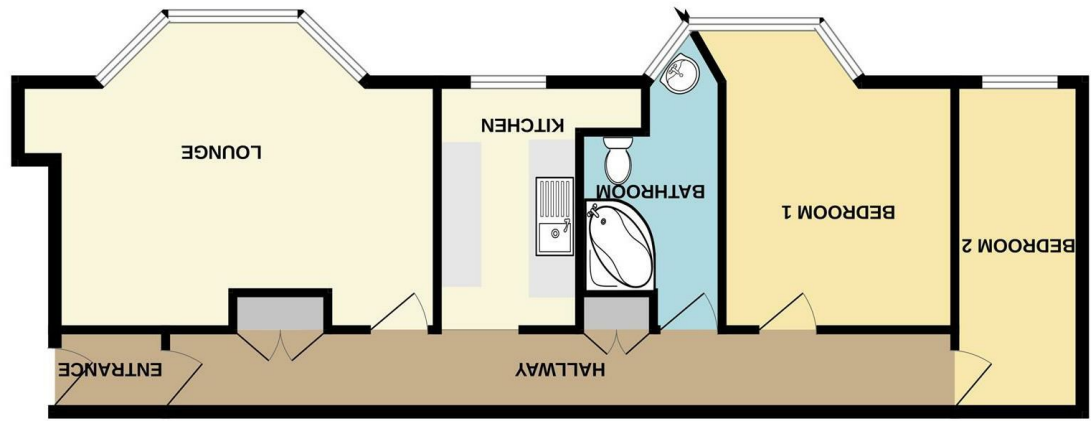
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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



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
(21-38) F	(1-20) G
Not environmentally friendly - higher CO2 emissions	
Current	Potential

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	(1-20) G
Not energy efficient - higher running costs	
Current	Potential



GROUND FLOOR
 699 sq.ft. (64.9 sq.m.) approx.

TOTAL FLOOR AREA : 699 sq. ft. (64.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items the appearance and no responsibility is taken for any error or mis-statement. This plan is for illustrative 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.
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