



Apartment 5, Brooklands, 9 Esplanade Gardens, Scarborough YO11 2AW  
Offers Over £140,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- TWO BEDROOM APARTMENT
- DEVELOPMENT OF 22 LUXURY APARTMENTS
- FEATURE OPEN PLAN LOUNGE/KITCHEN/DINER
- EN-SUITE TO THE MASTER BEDROOM
- SITUATED WITH CLOSE PROXIMITY TO SCARBOROUGH'S RENOWNED ESPLANADE

CPH are delighted to be presenting to the market this WELL-PRESENTED, TWO BEDROOM APARTMENT which is situated within a block of 22 LUXURY APARTMENTS on Scarborough's renowned ESPALANDE with a FEATURE MODERN OPEN PLAN LOUNGE/KITCHEN/DINER and an EN-SUITE to the Master. The property is currently tenanted on an AST please enquire for further information.

The accommodation is accessed via a communal entrance door with stairs to all floors and a video secure entry system, where the property comprises; entrance hall with a built-in utility, a feature open plan lounge/diner/modern fitted kitchen with a range of integral appliances, a master bedroom with a modern en-suite shower room, a further bedroom and a modern three-piece suite bathroom.

Being located on Scarborough's Esplanade, means the apartments afford excellent access to a wide range of attractions and amenities including The Esplanade and Clock Tower, Italian Gardens, Ramshill Shopping Parade, Spa and Conference Centre, Golf Course, Sports Centre and gym not to mention Scarborough town centre, South Bay and the beach.

Early internal viewing is a must, to arrange a viewing please contact 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





#### ACCOMMODATION

##### Entrance Hall

Entrance door and doors to:

##### Open Plan Lounge/Kitchen/Dining

20'4" x 17'2"

Feature modern fitted kitchen, range of integral appliances including electric fan assisted oven, induction hob with extractor over, stainless steel sink, double glazed windows to front.

##### Bedroom One

13'2" x 10'2"

Double glazed window to rear.

##### Bedroom Two

11'5" x 10'5"

Double glazed window to rear.

##### En-suite Shower Room

Tiled walls, shower cubicle, wash hand basin and low level w.c.

##### Utility Room

8'9" x 3'9"

Space for washing machine/tumble dryer. Boiler housed here.

##### Bathroom

7'4" x 7'8"

Tiled walls, white modern-three piece suite comprising of bath, low level w.c and wash hand basin with mirror over, heated chrome towel rail.

#### OTHER

##### Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with a 125 year lease in place (approx 121 years remaining).

##### Details Prepared

TLPF/220622



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



TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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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