



65 Newborough, Scarborough YO11 1ET
Asking Price £68,500

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IDEAL INVESTMENT OPPORTUNITY
- TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING ROOM/KITCHEN
- POPULAR CENTRAL LOCATION
- CLOSE TO THE BEACH

Offered to the market with NO ONWARD CHAIN is this ONE BEDROOM, TOP FLOOR APARTMENT which is set within SCARBOROUGH TOWN CENTRE and would make a great SEASIDE HOME.

The property has been well maintained throughout with gas central heating. The accommodation briefly comprises of: the entrance porch with stairs to the apartment and a storage cupboard. To the top floor lies a main hallway with storage cupboard, the open plan living room/kitchen with dormer window, integrated oven and hob and a breakfast bar, the double bedroom with dormer window and bathroom with three piece suite and boiler cupboard. The property does not come with off-street parking. However, a permit can be obtained from the council, for on-street parking within close proximity.

The property is located on Newborough, a 'stone's throw' away from Scarborough's South Bay beach making this an ideal investment opportunity, seaside second home or first time buy. The property is well placed for a variety of a wide range of amenities including many eateries, local shops, Scarborough Town Centre, Scarborough Castle and much more.

Early internal viewing does come highly recommended in order to fully appreciate the space and setting on offer from this top floor apartment. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

FRONT ENTRANCE

Hallway

Storage

TOP FLOOR

Hallway

Storage

Bedroom

14'9" max x 11'5" max

Kitchen

11'1" x 8'6"

Living Room

14'5" max x 11'5"

Bathroom

14'1" x 4'11"

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with 20% share of the freehold. There is a Deed of Covenant in place (at the time of writing) at a cost of approximately £90 per annum to building insurance and £30 towards ground rent. The vendor has stated there are no restrictions in place.

Details

Council Tax Banding - A

LCAB 06102023



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

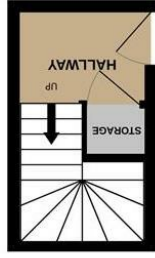
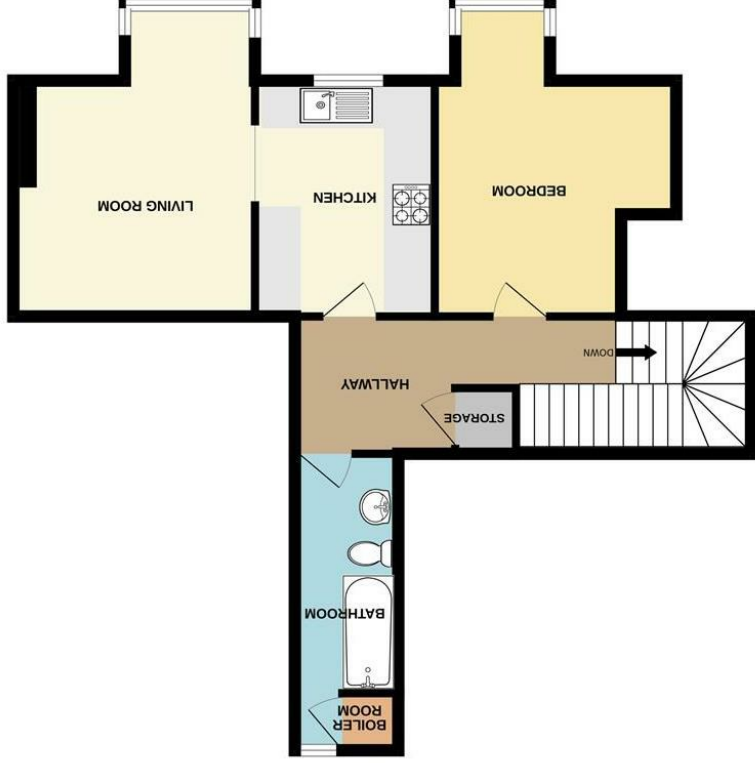
CPH



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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

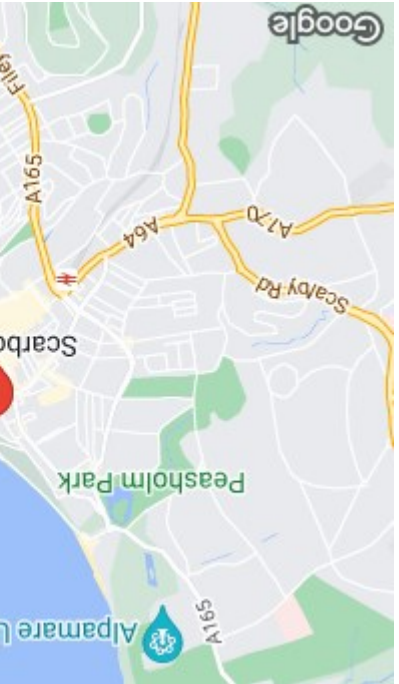
TOTAL FLOOR AREA: 658 sq. ft. (61.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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FRONT ENTRANCE
7.0 sq. ft. (0.6 sq.m.) approx.

TOP FLOOR APARTMENT
546 sq. ft. (50.7 sq.m.) approx.

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	40
Potential	47



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	

