



Flat 3, 35 Esplanade Road, Scarborough YO11 2AT  
Guide Price £169,995

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IMMACULATELY PRESENTED FREEHOLD APARTMENT
- SPACIOUS BAY FRONTED LOUNGE WITH VIEW TOWARDS THE SEA AND DINING ROOM
- TWO BEDROOMS, BATHROOM AND SHOWER ROOM
- GAS HEATED AND DOUBLE GLAZED
- IDEAL HOME, HOLIDAY HOME OR INVESTMENT
- VIEWING HIGHLY RECOMMENDED

+++IMMACULATE FIRST FLOOR, TWO BEDROOM FREEHOLD APARTMENT, GENEROUS BAY FRONTED LOUNGE WITH VIEW DOWN ESPLANADE ROAD AND TO THE SEA, DINING ROOM, SHOWER ROOMS AND BATHROOMS+++

Well located on Esplanade road which is in close proximity to Scarborough's famous Esplanade.

The apartment itself briefly comprises of a well maintained communal entrance hall, stairs to first floor and door to the apartment private entrance hall where to the front of the apartment is a superb spacious feature lounge with opening to dining room, two double bedrooms with the master bedroom benefitting from built in wardrobes, one of which leads through to a modern bathroom with white three piece suite, the other bedroom is accessed separately across the communal hall and through its own entrance and has the benefit of an ensuite shower room so this could potentially be used as a separate income generator. To the rear of the apartment is a modern breakfast kitchen. The apartment is 'in our opinion' offered to the market in excellent order, having been well updated throughout and well maintained by the current vendor with gas heating via a combination boiler, double glazing plus is well finished with modern neutral decoration offering a light and airy finish and feel throughout. Being located on Esplanade Road the apartment offers excellent access to a range of amenities and attractions including local shops, the Spa/conference centre, Sports Centre/Gym as well as Scarborough's South Bay and the beach making this an excellent option for someone looking either for a permanent residence or a holiday home/ Investment. Internal viewing highly recommended to fully appreciate the space, finish and setting on offer from this well presented apartment.





## ACCOMMODATION

### Communal areas

The apartment is accessed via a communal entrance porch with secure entryphone. A second door leads through to the main communal hall and up the staircase to the first floor.

### Entrance Hall

Spacious entrance hall with doors off to all rooms and feature Karndean flooring. There is also a handy storage cupboard.

### Lounge

18'0" x 17'0"

Generous space With bay window which provides a view down Esplanade Road and to the sea. Opening to dining area.

### Dining Room

13'1" x 8'6"

Accessed either via the Lounge via an opening or from the hall via double doors. In our opinion, this space could also be utilised as a bedroom with minimal alterations for those wishing for an extra bedroom space.

### Kitchen

12'5" x 6'6"

Modern breakfast kitchen with integral appliances and breakfast bar with seating for 2.

### Bedroom One

16'8" x 10'9"

With a range of fitted wardrobes and concealed entrance to Ensuite bathroom.

### Ensuite Bathroom

10'5" x 5'2"

Generous bathroom with WC, wash hand basin and bath with shower over. Heated towel rail. Illuminated Mirror cabinet with shaver point

### Bedroom Two

10'2" x 7'10"

Access is across the communal hall. This means that this could be ideal as a separate letting suite or separate accommodation for guests but is all part of the main apartment. useful Eve's storage, storage cupboard and door to an ensuite shower room.

### Shower Room

7'10" x 4'11"

WC, wash hand basin and shower cubicle.

### Storage Cupboard (in bedroom 2)

4'11" x 2'3"

### Tenure

The property is Freehold with a maintenance agreement in place through Nicholsons (Filey). £1000 PA is payable. We have been informed by our vendors that There are no restrictions on the property with regard to Holiday lettings, pet ownership and residential letting. Potential purchasers should make their own enquiries with regard to this.

### Council tax Band

The property is Band B and is administered by North Yorkshire Council.

### Details prepared by/ Date

GV 29/11/23



Interested? Get in touch:

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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



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TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.

