



68A Newlands Park Grove, Scarborough YO12 6PT  
Offers In The Region Of £160,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- FREEHOLD GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS, MODERN KITCHEN
- OFF-STREET PARKING
- WELL PRESENTED THROUGHOUT
- HIGHLY DESIRABLE NORTH SIDE LOCATION
- COMMUNAL GARDENS

Offered to the market with NO ONWARD CHAIN and VACANT POSSESSION is this GROUND FLOOR APARTMENT with TWO DOUBLE BEDROOMS. The property benefits from OFF-STREET PARKING, COMMUNAL GARDENS and is located on SCARBOROUGH'S NORTH SIDE.

This property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises of: the entrance hallway with storage space, the modern kitchen with ample storage and space for a breakfast table, a light and airy lounge, two double bedrooms with the master having full length fitted wardrobes and the house bathroom with shower, W/C and sink basin. Externally, the property benefits from a communal gardens and a private parking space for off-street parking.



Newlands Park Grove is a popular residential area on the north side of town. The location provides a wealth of amenities including the Newlands shops, North Cliff Golf Course, various North Bay facilities, the Alpamare, Northstead School and is within walking distance to the North Bay Beach and Peasholm Park.

Viewing does come highly recommended in order to appreciate the space and setting on offer with this two bedroom purpose built apartment. If you would like to arrange a viewing, please contact our friendly team at CPH on 01723352235 or via our website, [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMODATION

### GROUND FLOOR

Entrance Hall  
11'11" x 2'10" max

Living Room  
17'10" x 10'11" max

Kitchen  
8'9" x 10'2" max

Bathroom  
7'6" x 8'10" max

Bedroom 1  
13'4" x 10'9" max

Bedroom 2  
12'10" x 8'11" max

### Externally

To the front and side of the property lies a lawned communal garden with a driveway providing access to the rear. To the rear of the property lies an allocated off-street parking space for one vehicle and further communal gardens.

### Details Prepared

AB 141223, Council Tax Band - B

### Tenure & Maintenance

We have been informed by the vendor that this property is only to be used for residential purposes only and that pets are permitted. The property itself is Freehold and has a deed of covenant in place which each flat pays roughly £40 per month towards and includes building insurance and gardener.



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

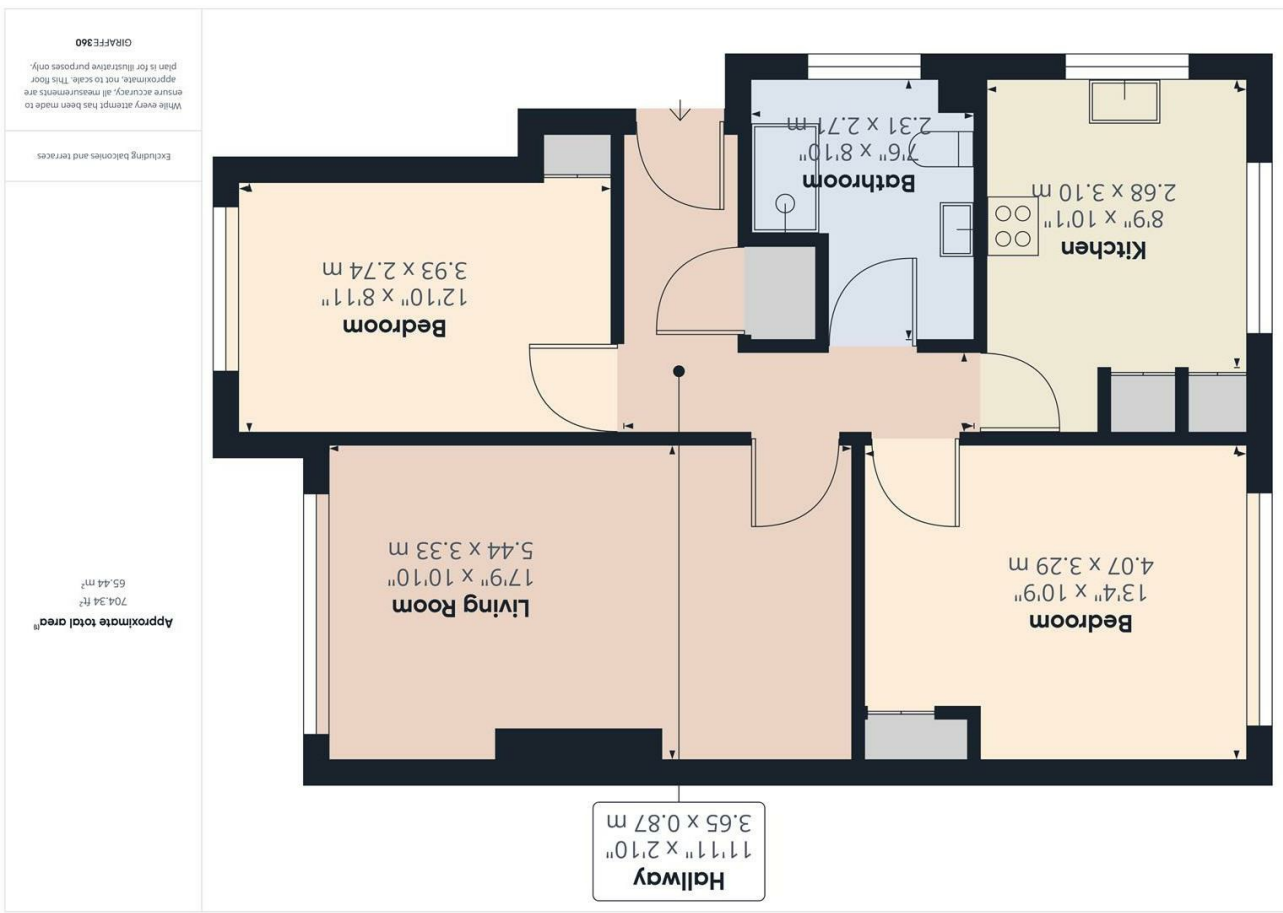
e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

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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 energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

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