



9 Belvedere Mansions Belvedere Road, Scarborough YO11
Offers In The Region Of £190,000

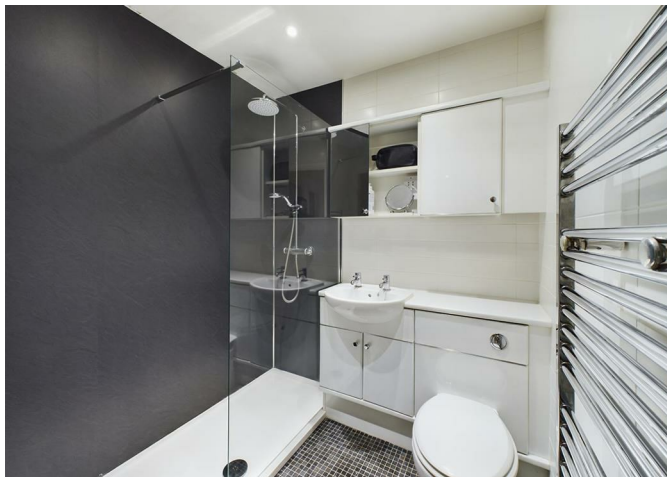
CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Modern Duplex Apartment
- Two Double Bedrooms with En-Suite to Master
- Modern Kitchen/Diner, En-Suite and House Bathroom
- Balcony and Off Street Parking Space
- Popular South Cliff Location
- Excellent Decorative Order Throughout

CPH are delighted to bring to market this IMMACULATE, MODERN, TWO BEDROOM, DUPLEX APARTMENT, well located within a popular block on Scarborough's South Cliff with GENEROUS KITCHEN/DINER, and LOUNGE with door to BALCONY plus ALLOCATED OFF STREET PARKING SPACE.

The apartment is offered 'in our opinion' in excellent order briefly comprising of an entrance hall with doors to a spacious modern kitchen/diner with integrated appliances, generous lounge with door to private balcony then stairs to a first floor landing with doors to two generous double bedrooms (one with en-suite), a modern family bathroom plus access to its own loft space providing ample storage. The apartment also benefits from gas central heating, double glazed windows with locks and secure entry intercom system.



This Modern, leasehold apartment is well located in the desirable South Cliff area of Scarborough with a wealth of amenities and attractions nearby making this generous duplex suitable for a variety of buyers including young professionals, retirement or possibly as an investment.

Internal viewing highly recommended to fully appreciate the space, finish and setting on offer from this modern well appointed apartment. To arrange a viewing, please contact CPH Property Services on 01723352235 or visit www.cphproperty.co.uk



ACCOMODATION

FIRST FLOOR

Entrance Hall
13'6" x 6'1" max

Kitchen/Diner
14'4" x 13'6" max

Living Room
10'11" x 16'7" max

SECOND FLOOR

Landing
7'11" x 6'0" max

Bedroom 1
11'1" x 16'10" max

Bedroom 2
14'5" x 10'4" max

Bathroom
5'4" x 6'2" max

En-suite
3'10" x 6'3" max

Externally

To the rear of the property lies designated off-street parking for one vehicle. To the front and side of the property lies communal gardens mainly layed to lawn. The property also benefits from a first floor private balcony which is accessed through the lounge.

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with roughly 982 years remaining on the lease. Maintenance of the building is managed by Walker Landry and is roughly £1600pa and includes building insurance and gardening within the yearly fee. We have also been informed by the vendor that Holiday lets and pets are not permitted.



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



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
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
Not energy efficient - higher running costs	(1-20) G
Current	73
Potential	74

