



Apartment 7, 35, The Penthouse, St. Nicholas Street, Scarborough, YO11 2HJ  
Asking Price £210,000



- THREE BEDROOM PENTHOUSE APARTMENT
- THREE BATHROOMS
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- 54 FOOT SUN TERRACE
- ALLOCATED OFF-STREET PARKING
- TOWN CENTRE LOCATION
- IN CLOSE PROXIMITY TO SCARBOROUGH'S SOUTH BAY BEACH
- NO ONWARD CHAIN AND VACANT POSSESSION
- SOLD AS SEEN

CPH Property Services are now in receipt of an offer for the sum of £200,000 or Apartment 7, The Penthouse, 35, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HJ

Anyone wishing to place an offer on the property should contact CPH Property Services, 19, St. Thomas Street, SCARBOROUGH, North Yorkshire, YO11 1DY, telephone number 01723352235 prior to exchange of contracts.

Set on the TOP FLOOR within a DEVELOPMENT of SEVEN CONTEMPORARY STYLE GRADE II LISTED apartments is this IMPRESSIVE, THREE BEDROOM PENTHOUSE APARTMENT which is situated within close proximity to BOTH SCARBOROUGH'S SOUTH BAY BEACH and SCARBOROUGH TOWN CENTRE. This apartment would make an IDEAL FIRST TIME BUY/CENTRAL RESIDENCE/SECOND HOME and also benefits from a GENEROUS OPEN PLAN LIVING/DINING ROOM, THREE BATHROOMS, a 54 FOOT SUN TERRACE and ALLOCATED OFF-STREET PARKING.

The property is located within a luxury development of seven contemporary style apartments and comprises on the ground floor; communal entrance hall and reception area. The apartment is located on the top floor and briefly comprises; entrance hallway with built-in storage, a spacious open plan living/dining room with a further opening into a modern breakfast kitchen fitted with a range of units and built-in airing cupboard, master bedroom with a 'walk in' wardrobe and en-suite shower room, double bedroom with fitted wardrobe and en-suite shower room, a further double bedroom and a main bathroom with a four-piece suite. The property does have the additional benefit of allocated off-street parking.

Located centrally within Scarborough, the property affords excellent access to a wealth of amenities, just a stone's throw away from Scarborough's South Bay Beach, Scarborough Town Centre's main promenade which provides local supermarkets, shops and eateries.

Early internal viewing is a must in order to fully appreciate the space, setting and finish on offer from this impressive penthouse apartment. To register your interest





ACCOMMODATION:

TOP FLOOR

Entrance Hallway  
21'11" x 5'2"

Open Plan Living/Dining Room  
38'0" x 21'7" max

Breakfast Kitchen  
20'0" max x 16'4" max

Master Bedroom  
19'4" max x 17'4" max

Walk-in Wardrobe to the Master Bedroom  
9'2" max x 8'2"

En-suite to the Master Bedroom  
8'2" max x 5'10" max

Bedroom Two  
14'5" max x 14'1" max

En-suite to Bedroom Two  
8'6" max x 8'2" max

Bedroom Three  
15'8" max x 14'5" max

Main Bathroom  
14'5" max x 8'2" max

OTHER:

Tenure/Maintenance

We have been informed by the seller that the property is Leasehold with approximately 95 years remaining on the lease. We have also been informed that there is a maintenance agreement currently in place with Walker Landray of approx £331 per quarter (£1324 per annum) plus a ground rent of £200 per annum. We have also been made aware that there is a restriction on holiday letting, within the building.

Off-Street Parking

The property does have the additional benefit of an allocated, off-street parking space.

Please Note:

All services/appliances have not and will not be tested.

Details Prepared/Ref  
TLGV/291223



Interested? Get in touch:

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**CPH**

