



Flat 3, 10 Esplanade Crescent, Scarborough, YO11 2XB
Offers In Excess Of £225,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- STUNNING PENTHOUSE APARTMENT
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- FAR REACHING SEA/CASTLE VIEWS
- OFF-STREET PARKING
- POPULAR ESPLANADE LOCATION

New to the market is this BEAUTIFULLY PRESENTED, PENTHOUSE (SECOND FLOOR) apartment that offers fantastic SEA and CASTLE VIEWS. The property is situated within Scarborough's highly sought after Esplanade area and is set within a prominent building that has COMMUNAL GARDENS and PRIVATE PARKING.

Set on the second floor this penthouse apartment provides spacious, light/airy living arrangements with far reaching sea views from most rooms. This apartment comprises in brief; an entrance hallway, generous living room with feature fireplace, a separate dining room, a modern kitchen/breakfast room fitted with integrated appliances, modern bathroom with walk in shower and two double bedrooms, with fitted wardrobes to the master. This apartment has the additional benefit of loft space which could potentially be converted and developed into further living arrangement (subject to necessary permissions). Externally, the property has communal gardens and a driveway leading to the private parking.

Well located on Scarborough's South Cliff the property affords excellent access to a wide range of attractions and amenities including local shops and supermarket on Ramshill shopping parade, The Esplanade, Scarborough Spa and conference Centre, Italian gardens and the cliff lift down to Scarborough's South Bay and the beach.

Early internal viewing is truly a must in order to fully appreciate the space, setting and finish on offer from this stunning penthouse apartment. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

SECOND FLOOR
(PENTHOUSE)

Hallway
14'8" max x 5'2" max

Living Room
18'6" x 16'8"

Dining Room
12'9" max x 10'6" max

Kitchen
16'2" max x 9'9"

Bedroom One
18'5" max x 8'11" max

Bedroom Two
14'8" x 9'3"

Shower Room
10'4" max x 5'6" max

Utility Cupboard

OTHER:

Tenure/Maintenance

We have been advised by the current owner that this property is Freehold with a maintenance cost (at current) of approximately £830 per annum. We have also been advised that Holiday Letting is not permitted, however, pets and residential letting are allowed.

Off-Street Parking

This apartment has the additional benefit of private parking at the property.

Details Prepared

TLAB/130224



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

