



Flat 4, 105 North Marine Road, Scarborough, YO12 7HZ
Offers In The Region Of £150,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- PANORAMIC SEA & CASTLE VIEWS
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINING/LIVING
- OFF-STREET PARKING

Offered to the market with NO ONWARD CHAIN is this TWO BEDROOM TOP FLOOR apartment that is set on Scarborough's popular NORTH SIDE with STUNNING SEA/CASTLE VIEWS and an ALLOCATED PARKING SPACE.

The property is accessed via a communal entrance hall to the ground floor with stairs up to the top floor where the property briefly comprises; entrance hallway with built-in storage area, lounge with open aspect sea views to Scarborough Castle, kitchen fitted with a breakfast bar and range of units, two double bedrooms with the master benefitting from an en-suite shower room and built in storage and a fully tiled bathroom with a three-piece suite. External to the property lies an allocated off-street parking space. The property is in fantastic order throughout and the building benefits from being re-roofed roughly two years ago.

Well located on Queens Parade/North Marine Road, the property provides excellent access to a wealth of amenities including, a range of eateries, local shops, within close proximity to Scarborough's North Bay, South Bay, Scarborough Castle and Scarborough Town Centre. A little further afar lies Scarborough Cricket Ground and Scarborough's Open Air Theatre.

For more information and/or to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMODATION

FOURTH FLOOR

Entrance Hall
15'4" x 2'8" max

Living Room/Kitchen
11'8" x 21'1" max

Bedroom 1
11'0" x 6'4" max

En-suite
4'6" x 6'2" max

Bedroom 2
10'2" x 7'4" max

Bathroom
5'6" x 5'10" max

Externally

The property benefits from having open aspect sea and castle views to the rear of the property and an allocated parking space to the rear.

Tenure/Maintenance

We have been informed by the vendor that the property is leasehold with roughly 980 years remaining on the lease. The vendor has also informed us that a maintenance agreement is in place which is currently charged at £600pa which includes building insurance within the fee. We have also been informed that pets and residential lets are permitted however holiday lets are not.

Details Prepared
AB280224



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(g2 plus) A	Very energy efficient - lower running costs	(g2 plus) A
	(g1-g1) B		(g1-g1) B
	(g0-g0) C		(g0-g0) C
	(f5-f8) D		(f5-f8) D
	(f3-f4) E		(f3-f4) E
	(f1-f3) F		(f1-f3) F
	(f1-f0) G		(f1-f0) G
Not environmentally friendly - higher CO ₂ emissions		Not energy efficient - higher running costs	
Current	Potential	Current	Potential
Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	

