



Flat 6, 10 Albion Road, Scarborough, YO11 2BT
Offers In The Region Of £115,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM SECOND FLOOR FREEHOLD FLAT
- SEA VIEWS
- WITHIN CLOSE PROXIMITY TO SCARBOROUGH'S RENOWNED ESPLANADE
- SIZEABLE LIVING ACCOMMODATION
- WELL-PRESENTED THROUGHOUT
- VACANT POSSESSION AND NO ONWARD CHAIN

Situated a 'stone's throw' away from SCARBOROUGH'S RENOWNED ESPLANADE is this WELL-PRESENTED TWO BEDROOM SECOND FLOOR FREEHOLD APARTMENT which provides SIZEABLE LIVING ACCOMMODATION & SEA VIEWS.

The property is accessed via a communal entrance hall which provides stairs to the second floor where the accommodation comprises; a recently decorated bay fronted lounge with an electric fire and open aspect views towards the Sea, kitchen fitted with a range of wall and base units with space for breakfast/dining table, an integrated oven and a door to the fire escape, two double bedrooms with the master benefitting from a walk in wardrobe/storage area and a bathroom with three-piece suite. 'In our opinion' the accommodation is offered to the market in fantastic order throughout and does also benefit from electric heating and double glazing to the rear. The property can be sold with furnishings (by way of separate negotiations).

Situated on Scarborough's sought after South Cliff being within minutes from the esplanade which provides stunning panoramic sea views and scenic walks across the cliff top while still being moments away from the Ramshill Promenade which benefits from multiple amenities including convenience stores, launderettes and a post office. Albion Road is an approximate 10 minute walk to the Town Centre, Scarborough Train Station and the South Bay with amusements and attractions such as the Spa Complex.

Viewing is a must as properties of this location and price seldom stay on the market long. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMODATION

SECOND FLOOR

Living Room
14'2" x 11'0" max

Hallway
7'0" x 7'6" max

Kitchen
12'1" x 11'8" max

Bathroom
6'11" x 7'7" max

Bedroom 1
12'0" x 7'10" max

Walk in Wardrobe
7'1" x 4'1" max

Bedroom 2
14'2" x 7'3" max

Externally

This property benefits from side sea views through the large bay window in the living room and town and far reaching views to the rear of the property from the kitchen and master bedroom.

Tenure/Maintenance

We have been informed by the vendor that this property is Freehold, has a maintenance agreement in place in which the contribution is roughly £950pa which includes building insurance. We have also been informed by the vendor that Holiday lets are not permitted. However, long term letting (AST) is allowed.

Details Prepared
AB110324



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	50
Potential	81

