



Apartment 36, North Bay Court 119 North Marine Road,
Offers In Excess Of £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TOP FLOOR RESIDENTIAL APARTMENT
- TWO DOUBLE BEDROOMS
- SEA VIEWS
- MASTER ENSUITE
- ELEVATOR TO ALL FLOORS
- LANDSCAPED GARDENS
- HOME OWNERS LOUNGE
- COMMUNAL COFFEE AREA
- 24 HOUR EMERGENCY ASSISTANCE

CPH are delighted to bring to market this TOP FLOOR RESIDENTIAL APARTMENT with TWO DOUBLE BEDROOMS with MASTER ENSUITE, SEA VIEWS, ELEVATORS TO ALL FLOORS and COMMUNAL LANDSCAPED GARDENS. Located in the NORTH of SCARBOROUGH, offering a WEALTH of AMENITIES.

The apartment has been well maintained with modern electrical heating and UPVC double glazing throughout. The property briefly comprises of; the entrance hallway with boiler room and ample storage space, the generous open plan lounge with fully fitted kitchen with skylight and dining area, the master bedroom with master ensuite shower room, and built in wardrobes, a second double bedroom and the main shower room.

The North Bay area of Scarborough is a mainly residential part of town which also has a selection of guest houses and small hotels and is less developed than South Bay. It is considered by many to be more natural and peaceful, yet still offers a great selection of attractions including the Sealife Centre with a range of marine life in the indoor and outdoor exhibits, the Oriental themes Peasholm Park with its natural ravine, boating lake and vast wealth of trees and flowers and the Scarborough Open Air Theatre; which has played host to many international performers including Elton John and Jose Carreras.

Please Note: It is a condition of purchase that all residents must meet the age requirements of 60 years.

Early viewing is highly recommended to fully appreciate the space, finish and views on offer with this two bedroom apartment. If you would like to arrange a viewing, please contact our friendly team at CPH on 01723352235 or via our website, www.cphproperty.co.uk.





ACCOMMODATION

TOP FLOOR

Hallway

Lounge/Kitchen/Diner
21'0" max x 20'2"

Bedroom 1
17'5" max x 9'10" max

Ensuite
7'3" max x 6'9" max

Bedroom 2
13'3" max x 10'1" max

Bathroom
7'1" max x 4'10" max

Car Parking

Parking is by allocated space, please check with the House Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

Tenure/Maintenance

We have been informed that the property is leasehold and has approximately 115 years left on the lease. The ground rent is £495 and the next review date is January 2028. The service charge is £3,293.76 per annum and includes window cleaning, water and electric for communal areas, 24 hour emergency call system, garden maintenance, maintenance to communal areas and building insurance.

Details

LCAB 11052023



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

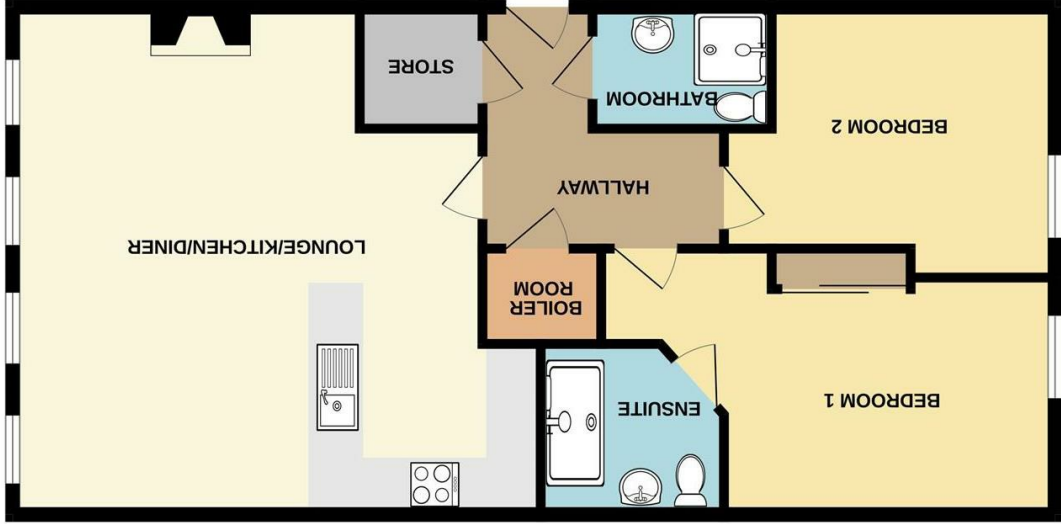
CPH

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

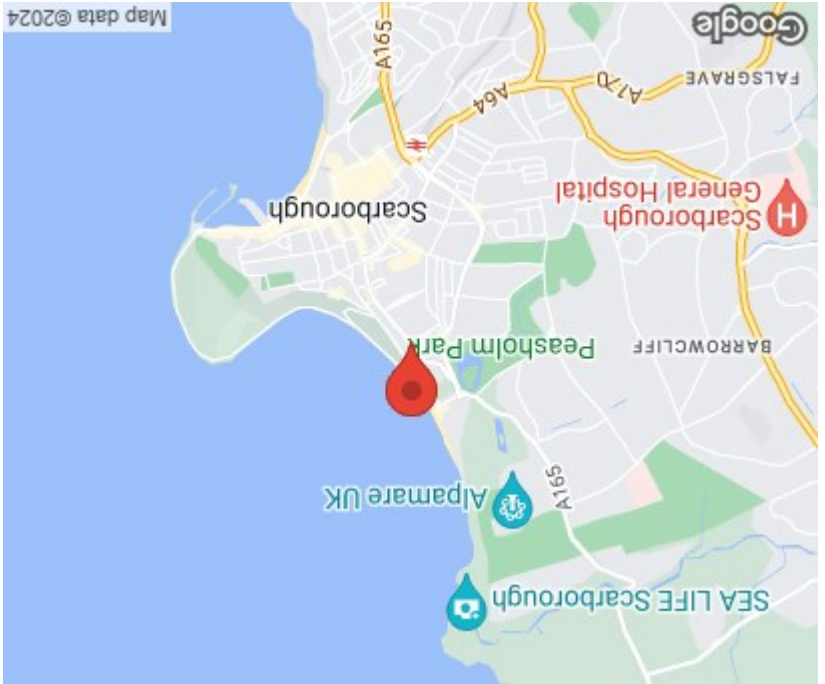
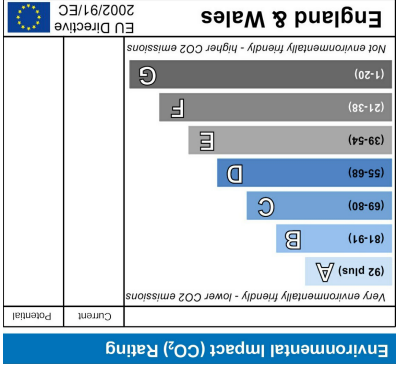
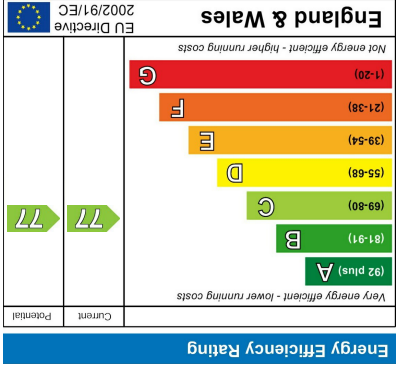


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.
 Made with Metropix ©2023

TOTAL FLOOR AREA - 835 sq. ft. (77.6 sq.m.) approx.



GROUND FLOOR
 835 sq. ft. (77.6 sq.m.) approx.



Map data ©2024