



Cranbrook, Flat 2, 18 Albion Road, Scarborough YO11 2BT
Offers In The Region Of £115,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- ONE BEDROOM GROUND FLOOR LEASEHOLD FLAT with separate STUDY
- GRADE II LISTED with PERIOD FEATURES
- WITHIN CLOSE PROXIMITY TO SCARBOROUGH'S RENOWNED ESPLANADE
- SIZEABLE LIVING ACCOMMODATION with AMPLE STORAGE
- WELL-PRESENTED THROUGHOUT
- GAS CENTRAL HEATING VIA A COMBINATION BOILER

Situated a stone's throw away from SCARBOROUGH'S RENOWNED ESPLANADE is this WELL-PRESENTED ONE BEDROOM GROUND FLOOR LEASEHOLD APARTMENT which provides SIZEABLE LIVING ACCOMMODATION with AMPLE STORAGE.

The property is accessed via a communal entrance hall where the accommodation comprises: a spacious bay-fronted lounge/diner with a feature gas fireplace and open aspect views; a kitchen fitted with a range of wall and base units, an integrated oven and space for fridge, freezer and washing machine; a master double bedroom benefitting from a box bay with characterful Art Deco stained glass windows; a bathroom with three-piece suite and over-bath shower. In our opinion the accommodation is offered to the market in fantastic order throughout and has the advantage of gas central heating via a combination boiler and a further study/storage room which is accessed via the communal hall on the lower half landing.



The property is ideally situated on Scarborough's sought-after South Cliff: just minutes from the Esplanade, which provides stunning panoramic sea views and scenic walks across the cliff top, and adjacent to Ramshill promenade, which offers a wide range of local shops and amenities. Albion Road is an approximate 10 minute walk from the town centre, Scarborough train station, theatres and South Bay's beautiful beach and attractions.

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



ACCOMMODATION

GROUND FLOOR

Entrance Hall
10'2" x 3'7" max

Lounge/Diner
14'9" x 18'4" max

Kitchen
13'9" x 4'11" max

Bathroom
6'2" x 7'10" max

Bedroom
14'5" x 11'1" max

Study/Store
6'6" x 7'6" max

Accessed from the communal hallway on lower half landing.

Tenure/Maintenance

Leasehold with approximately 958 years remaining on the lease. We have also been informed by the vendor that residential lets and pets are allowed; however, holiday lets are not permitted. With regard to the maintenance agreement we have also been informed that roughly £1200pa is payable to Nicholson's; this may reduce as the property plans for the lift to be decommissioned and maintenance costs towards this will no longer apply.

Details Prepared
AB110424



Interested? Get in touch:

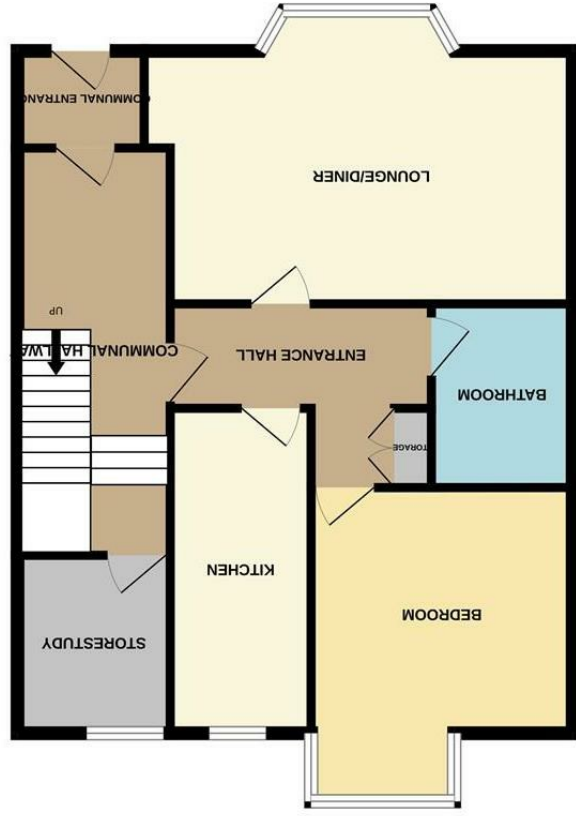
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



Made every attempt to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omissions or mis-statements. This plan for the building purposes only and does not guarantee any other services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Bluebeam. C1004



GROUND FLOOR
 725 sq.ft. (67.4 sq.m.) approx.

TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

