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| **HUNTERS®**

St. Johns Road, Scarborough

By Auction £68,000



Nestled on St. Johns Road in the charming coastal town of Scarborough, this delightful top-floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 522 square feet, this modern residence, built in 2006, is ideal for those seeking a low-maintenance lifestyle without compromising on space.

The apartment features two well-proportioned bedrooms, providing room for relaxation and rest. The inviting reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings at home. The well-equipped kitchen is designed for practicality, making meal preparation a breeze. Completing the accommodation is a contemporary bathroom, ensuring all your daily needs are met with ease.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

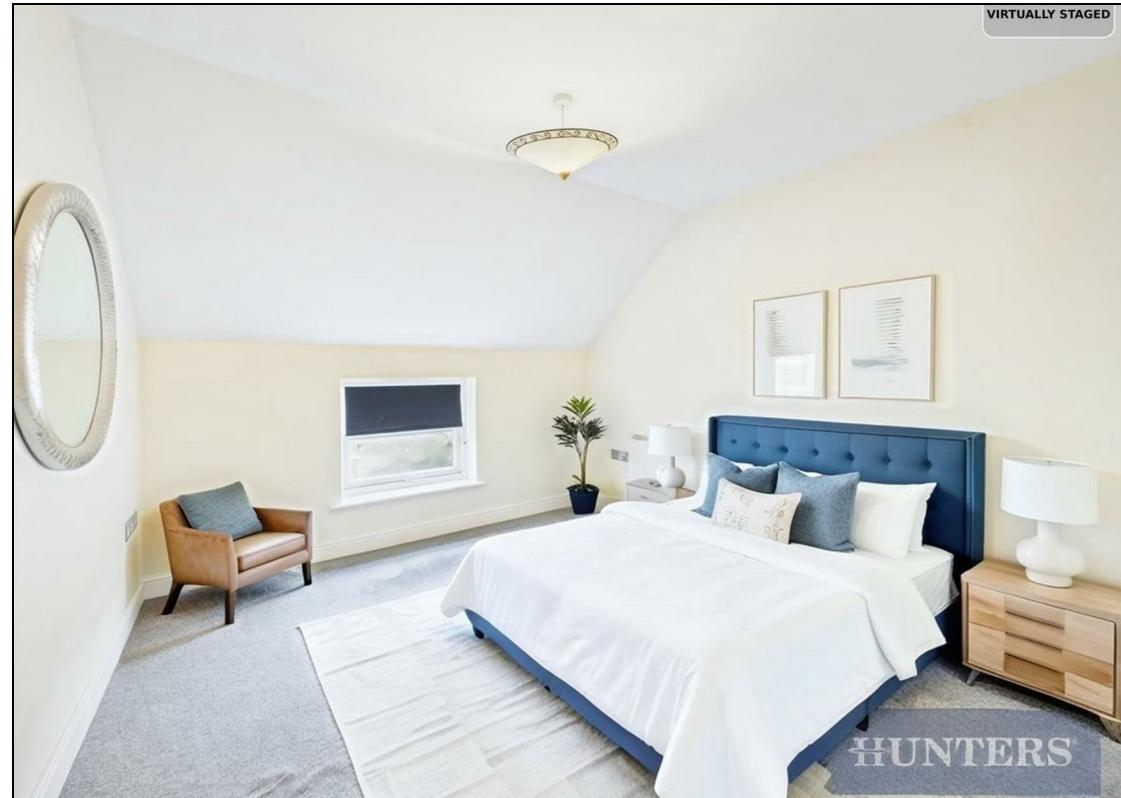
KEY FEATURES

- Two bed top floor apartment
- Private off-road parking
- No onward chain
- Open Kitchen, Living and Dining Room
 - Located on St. Johns Road
- Close to Scarborough amenities
- Easy access to transport links
- Viewing recommended





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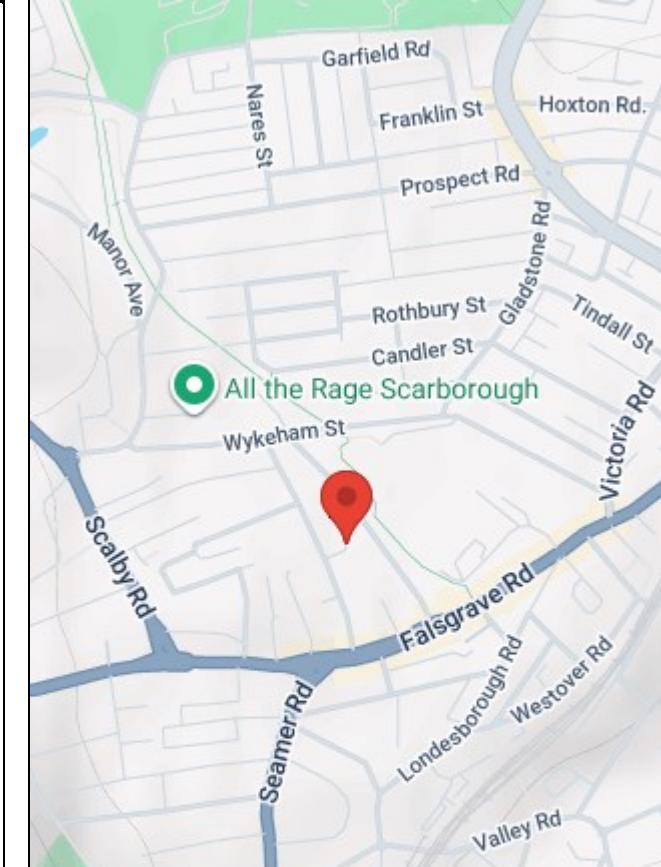
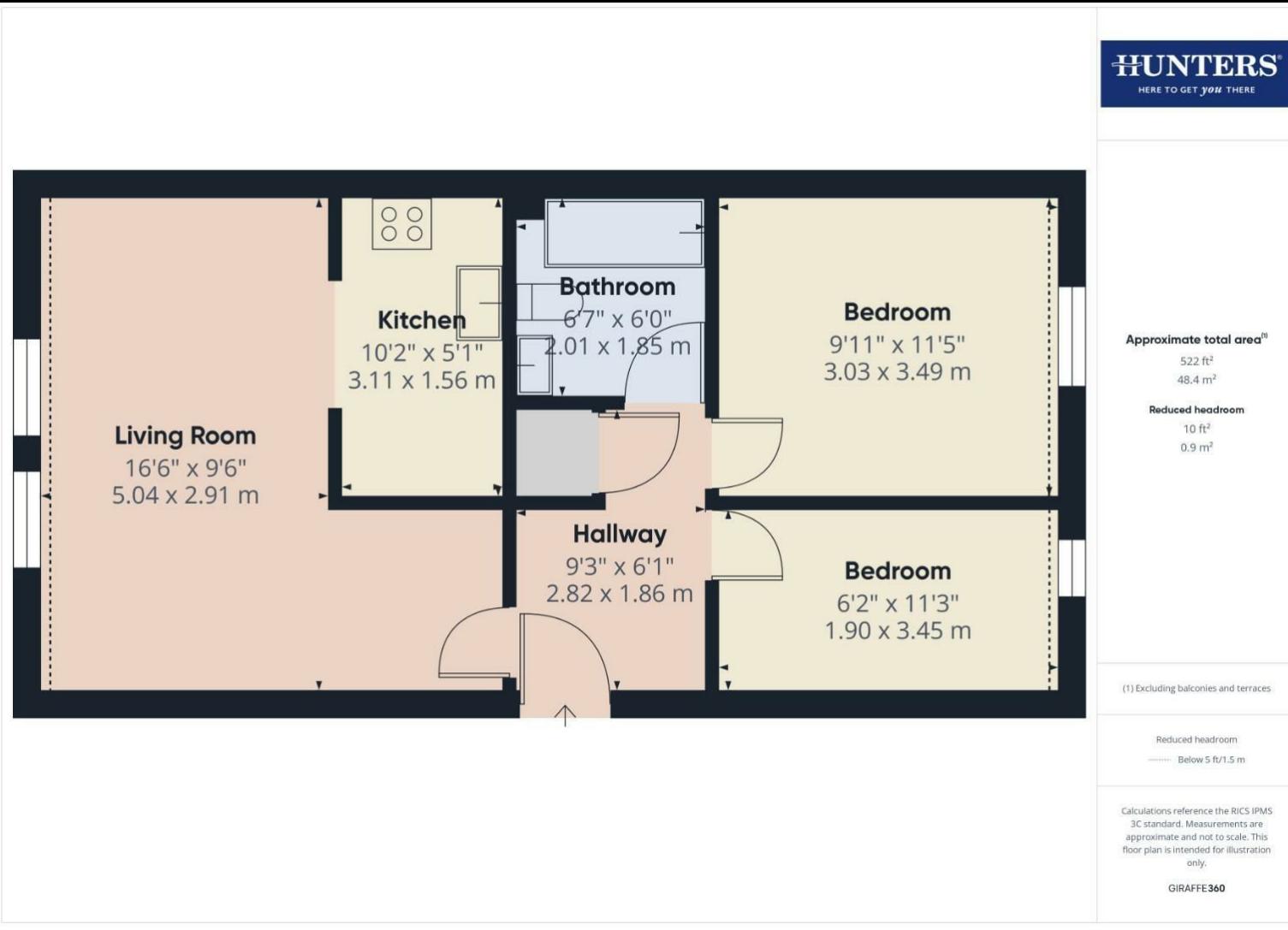
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating			
		Current	Potential
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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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