



Apartment 5 35 St Nicholas Street, Scarborough YO11 2  
£1,000 Per Calendar Month

**CPH**  
LETTINGS



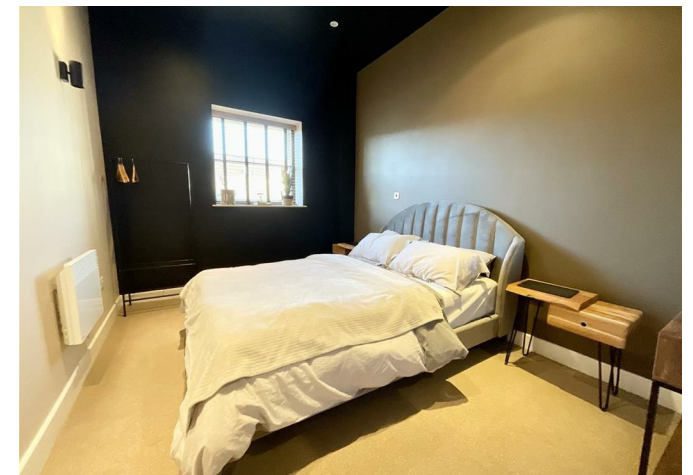
## Apartment 5 35 St Nicholas Street, Scarborough £1,000 Per Calendar Month

CPH are DELIGHTED to offer to the rental market this FINISHED TO A HIGH STANDARD, SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM DUPLEX APARTMENT, including OFF STREET PARKING, located in central Scarborough.

This property briefly comprises of entrance hall leading to a feature open plan lounge/diner and modern fitted kitchen, including wall and base units, a three-piece bathroom, to the first floor lies two double bedrooms with storage, a dressing room/office space and a current three-piece shower room. This property is completed to a very high standard and comes complete with off road parking in a private car park.

Located in the sought after central Scarborough, the property affords excellent access to a wealth of amenities, including eateries, shops, Scarborough South Bay Beach, and Scarborough town centre.

Viewing is highly recommended to appreciate the size, finish and location of this property, to arrange a viewing please contact our friendly and professional lettings team on 01723 352235 (option 2) or [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



## Description

+++CPH are delighted to be presenting to the market this IMMACULATELY PRESENTED and DECEPTIVELY SPACIOUS two bedroom LEASEHOLD DUPLEX APARTMENT, located within close proximity to SCARBOROUGH'S SOUTH BAY BEACH and additionally offering TWO BATHROOMS, a DRESSING ROOM/STUDY and OFF-STREET PARKING,+++ (located in the former Legendary Scarborough venue The Penthouse, which first opened its doors in 1969 and over the ensuing thirteen years was on a par with the very top London clubs such as The Marquee and Dingwall's, playing host to such artistes as Yes, David Bowie, Free, Sex Pistols, Roxy Music, The Pretenders, Status Quo, and many, many more. Undoubtedly, more than worthy of a place in the annals of UK live rock history, you can now own what was an intrinsic part of this celebrated temple of music.) Equally ideal for personal use as a holiday home, a premium rate BTL (est. £1000 p/m) in the heart of Scarborough's town centre, or permanent residency. This apartment represents significant bang for your buck, as well as giving you ownership of a significant piece of local culture. The property is located within a luxury development of seven contemporary style apartments and comprises on the ground floor; communal entrance hall and reception area. The apartment is located on the first floor and comprises; private entrance hall, a feature open plan lounge/diner/modern fitted kitchen and a modern bathroom. To the second floor lies two bedrooms, a three-piece suite shower room and a dressing room/study. All rooms are complete with high ceilings and neutral decor. Externally, the property offers off-street parking accessed via electric remote controlled gates in a communal car park. Located centrally within Scarborough, the property affords excellent access to a wealth of amenities, just a stone's throw away from Scarborough's South Bay Beach, Scarborough Town Centre's main promenade which provides local supermarkets, shops and eateries. Early internal viewing is a must in order to fully appreciate the space, setting and finish on offer from this luxury two bedroom Duplex apartment. To register your interest or book a viewing, please contact CPH Property Services on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

## Situation



Council Tax Band: C  
Available: 4th June 2024

### Application for tenancy

A tenancy application form is available at our Saint Thomas Street office. In addition, proof of identity in the form of a driving license and passport, together with three month's bank statements and proof of earnings are required. Referencing is undertaken by Goodlord (Referencing Agency) on the house of CPH property services which will include a credit check, Landlord and employers reference, together with verification of earnings. A Holding Deposit equivalent to one week's rent will be required upon application. The application will not be processed until a holding deposit has been received. A six/ twelve month Shorthold Tenancy is available, this being subject to the receipt of satisfactory references and the Landlords final consent.

### Tenants responsibilities and conditions of tenancy

The successful applicant(s) will be in full time employment or in receipt of a suitable pension. The tenant(s) will be responsible for any fixtures and furnishings provided by the landlord (fair wear and tear excepted); for the payment of Council Tax, services and other outgoings unless otherwise stated. An inventory will be prepared as to those items being provided by the landlord and to the general condition. Photographic evidence will also be taken at the commencement of the tenancy. No redecoration of the property is to be undertaken without the landlord's prior approval, and the tenancy is subject to a no smoking policy. Gardens are the responsibility of the tenant(s).

### Rent and bond requirements

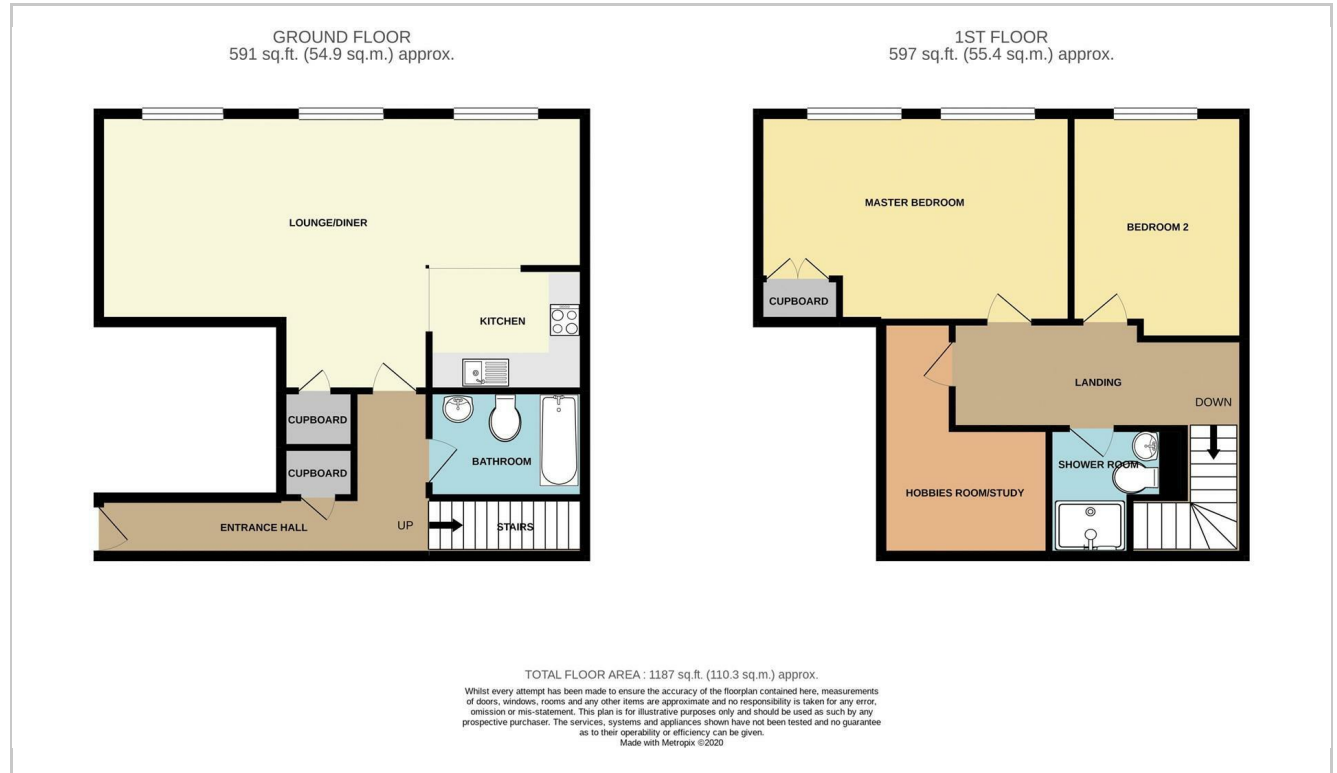
If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details to be provided at the time of confirming the tenancy. If CPH Property Services are under instruction from their Landlord Client to register and hold the bond received, this will be registered with the Tenancy Deposit Scheme (TDS) and a Certificate of Registration provided within 30 days of receipt of payment.

### Insurance

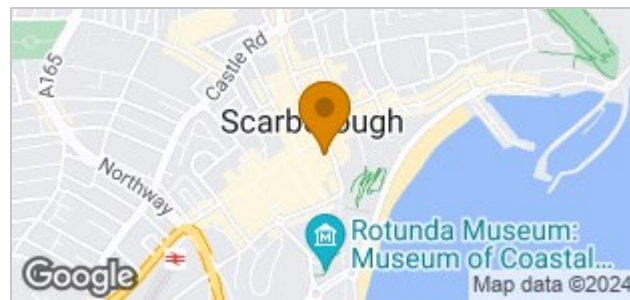
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move in.



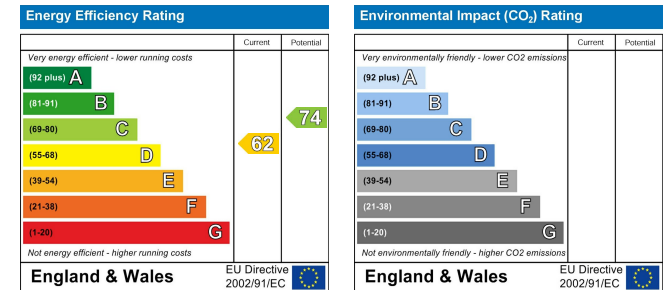
## Floor Plans



## Area Map



## Energy Performance Graph



CPH Property Services  
19 St.Thomas Street, Scarborough YO11 1DY  
e.sales@cphproperty.co.uk | cphproperty.co.uk

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