



Apartment 8, Scalby View Apartments, 17 Hackness Road, Scarborough, YO12 5SD
Price Guide £280,000



- OPEN VIEWING 29TH JUNE 10-12 NOON
- Modern Luxury Development
- Open Plan Lounge/Kitchen/Diner
- Off Street Parking Space
- Popular Central Newby Location
- Two Bedroom Duplex Apartment

OPEN HOUSE VIEWINGS - NO NEED TO BOOK, JUST COME ALONG!

SUNDAY 26TH of MAY between 10 AM and 12 PM.
 SATURDAY 1ST of JUNE between 10 AM and 12 PM.
 SUNDAY 9TH of JUNE between 10 AM and 12 PM.

50% NOW SOLD.... Only 5 Remaining a choice of One and Two Bedroom Leasehold Apartments with Share of Freehold

- * Ideal Holiday Home/Rental Excellent R.O.I
- * Your Income Potential for FLAT 8 Sykes Cottages Rental Appraisal
 Year 1 Estimate £24,859 - £30,384 (8.8% - 10.8%)
 Year 2 Estimate - £26,599 - £32,510 (9.4% - 11.6%)
 Year 3 Estimate - £27,663 - £33,810 (9.8% - 12.0%)
- * New Build 10 Year LABC Warranty
- * Lift Facility & Off Street Parking

This MODERN, LUXURY DEVELOPMENT of ten HIGH SPECIFICATION APARTMENTS is well located within the popular Newby area of Scarborough, well placed centrally to a wealth of amenities nearby.

Apartment eight is a feature two bedroom duplex apartment (set over the first and second floor) with an open plan living/kitchen/diner with double doors to a balcony plus a bedroom and bathroom to the first floor. To the second floor lies a feature double bedroom with direct access via bi-fold doors to a 2nd private balcony.

The block benefits from lift and stairs to all floors providing easy level access, secure video secure entry/intercom system and externally provides off-street parking spaces with BS1363 electric charging and a communal bin store.

Ideally suited to a range of buyers most notably as a second property/holiday home or ideally suited to someone looking to downsize/retirement as the development provides easy level access to a wealth of amenities including regular transport links to Scarborough Town Centre and Whitby. public house/restaurant, 'Proudfoots' supermarket, library, doctors surgery, 24hr garage, tennis courts and bowling club. The property is situated on the edge of the North Yorkshire Moors National Park and excellent walks can be undergone nearby along the old Scarborough to Whitby railway line.





ACCOMMODATION:

APARTMENT 8:

FIRST FLOOR

Entrance Hallway

8'6" x 6'6"

Inner Hallway

7'2" max x 6'10" max

Open Plan Living/Kitchen/Diner

22'7" max x 9'10"

Bedroom Two

8'10" x 8'10"

Bathroom

7'2" x 5'10"

SECOND FLOOR

Feature Bedroom

Balcony

23'7" max x 19'4" max

OTHER:

Tenure/Maintenance

We have been advised by the vendor that the property is Leasehold with a 1/10 share of the Freehold of which a 250 year lease will be implemented. There will be a maintenance agreement in place with Able Property Management of approx per annum and we are not aware of any restrictions.

Details Prepared

TLPF/020822

Interested? Get in touch:

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e. sales@cphproperty.co.uk

www.cphproperty.co.uk

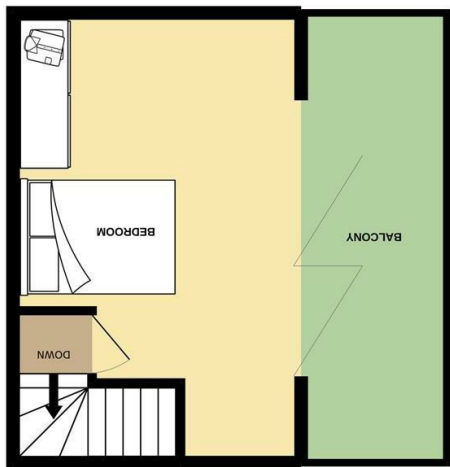
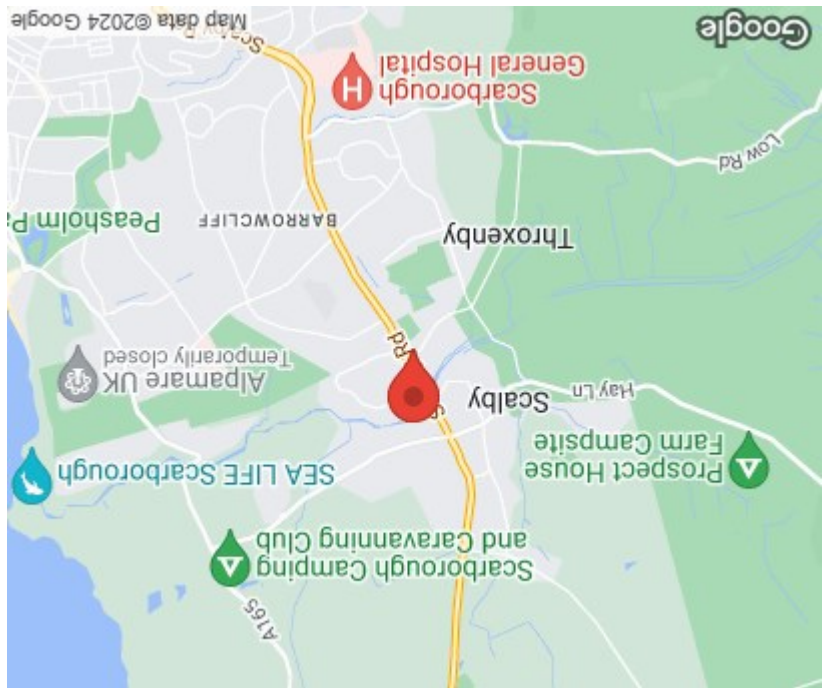
CPH

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

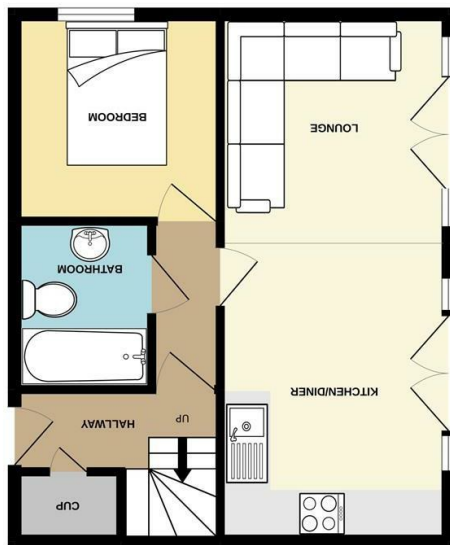


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	
Potential	

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
	(1-20) G
Current	80
Potential	80



SECOND FLOOR



FIRST FLOOR

Whilst 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 operability or efficiency can be given. Made with Neopix ©2022