



Apartment 4, Scalby View Apartments, 17 Hackness Road, Scarborough, YO12 5SD
Price Guide £200,000



- Two Bedroom First Floor Apartment
- Modern Luxury Development
- Open Plan Lounge/Kitchen/Diner
- Off Street Parking & Lift Facility
- Part Ownership Option Available

TWO BED FIRST FLOOR NEW BUILD APARTMENT

60% NOW SOLD.... Only 4 Remaining a choice of One and Two Bedrooms
 SHARED OWNERSHIP OPTION AVAILABLE (subject to buyers position) on this
 Two Bedroom First Floor Apartment with feature open plan layout and Juliette
 balcony.

* Ideal Holiday Home/Rental Excellent R.O.I

* Your Income Potential for FLAT 4 Sykes Cottages Rental Appraisal

Year 1 Estimate £22,612 - £27,637 (11.3% - 13.8%)

Year 2 Estimate - £24,194 - £29,571 (12.0% - 14.7%)

Year 3 Estimate - £25,162 - £30,753 (12.5% - 15.3%)

* New Build 10 Year LABC Warranty

* Lift Facility and Off Street Parking Available

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 four is a two bedroom first floor apartment and provides open plan
 kitchen/lounge/diner with patio doors to a Juliette balcony, two bedrooms and
 modern house bathroom.

The block itself 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 into Scarborough and to Whitby. public
 house/restaurants, 'Proudfoots' supermarket, library, doctors surgery, 24hr
 garage, tennis courts/bowling club and Scarborough Rugby Club. The
 property is situated on the edge of the North Yorkshire Moors National Park
 and excellent walking nearby as well as being only a short walk to the
 prestigious village of Scalby.





ACCOMMODATION:

FIRST FLOOR

Entrance Hallway

12'5" max x 8'2" max

Lounge/Diner

18'8" x 9'2"

Kitchen

11'5" x 10'2" max

Bedroom One

10'5" x 8'6" max

Bedroom Two

9'6" x 8'10" max

Bathroom

8'10" max x 8'2"

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/120822

Interested? Get in touch:

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e. sales@cphproperty.co.uk

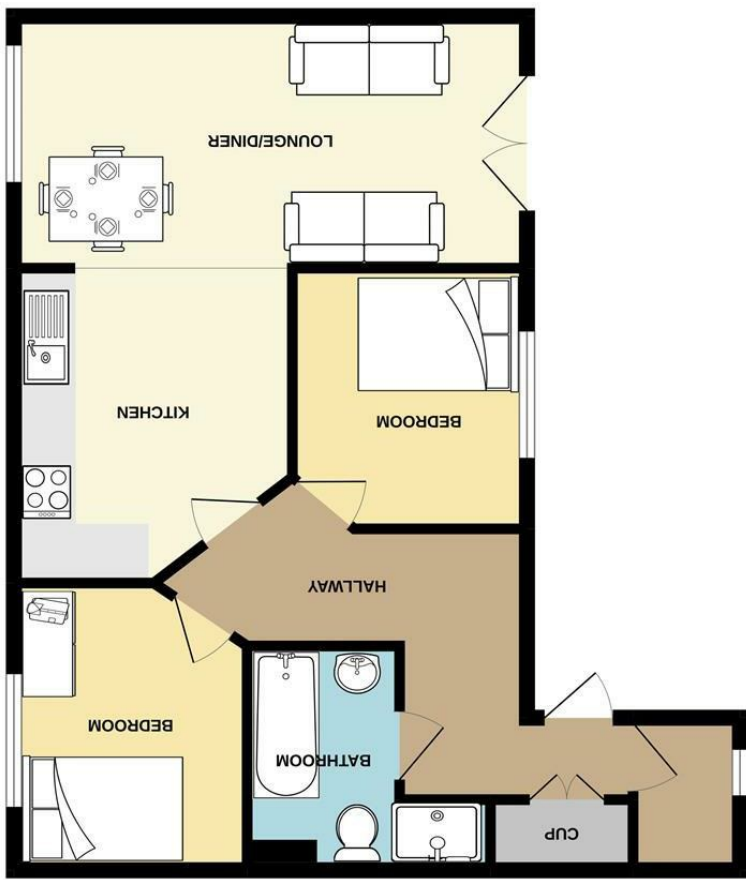
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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



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 MetreX ©2022



FIRST FLOOR

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
Not energy efficient - higher running costs	
Current	84
Potential	84

England & Wales	
EU Directive 2002/91/EC	
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	
Current	
Potential	

