



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



- OPEN VIEWING 29TH JUNE 10-12 NOON
- Modern Luxury Development
- Two Bedroom First Floor Apartment
- Off Street Parking & Lift Facility
- Part Ownership Option Available

#### TWO BED FIRST FLOOR NEW BUILD APARTMENT

50% NOW SOLD.... Only 5 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

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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**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



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