



Flat 4, Alexandra Heights, 137 Queens Parade, Scarborough, YO12  
7HY

Guide Price £115,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- IMMACULATE THIRD FLOOR HOLIDAY HOME
- LEASEHOLD WITH 113 YEARS REMAINING
- PANORAMIC SEA AND CASTLE VIEWS
- ALLOCATED OFF STREET PARKING
- NO ONWARD CHAIN
- IDEAL SEASIDE ABODE OR BUY TO LET PROPERTY

Early internal viewing is a MUST for this BEAUTIFULLY PRESENTED, ONE BEDROOM apartment which would make a FANTASTIC SEASIDE RESIDENCE or as a LUXURY BUY to LET due to having BREATHTAKING, PANORAMIC SEA/CASTLE VIEWS and being within proximity to SCARBOROUGH'S NORTH BAY BEACH and OPEN AIR THEATRE. The apartment is offered to the market with NO ONWARD CHAIN and is set on the THIRD FLOOR with the additional benefit of an ALLOCATED, OFF-STREET PARKING SPACE!

The property briefly comprises on the ground floor; communal entrance with entry phone system, stairs to all floors, entrance into apartment on the third floor, hallway with shelving, door into an open plan lounge/kitchen with bay window offering amazing Sea/Castle views and a modern kitchen area. The open plan lounge configuration allows use of a double bed sofa settee and a single bed sedan chair to provide additional sleeping arrangements, if required. Furthermore the apartment has a double bedroom and a white three-piece suite bathroom along with handy storage areas. External to the property lies an allocated off-street parking space to the front aspect. Having been utilised as a holiday home, the property can be sold as furnished (by way of separate negotiations).

Set on Scarborough's popular Queens Parade, the property is well placed wealth of amenities including, a range of eateries, local shops, within close proximity to Scarborough's North Bay, South Bay, Scarborough Castle and Scarborough Town Centre, Scarborough Cricket Ground and Scarborough's Open Air Theatre (ideal should you be a regular concert goer)!

For more information/to book a viewing, please contact CPH Property Services on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







## ACCOMMODATION

Communal Entrance

## THIRD FLOOR

Entrance Hall

6'2" x 3'7"

Lounge/Kitchen

16'4" x 15'8"

Hallway

5'6" x 2'11"

Bedroom

11'9" x 8'10"

Bathroom

8'2" x 5'2"

Council Tax

**BAND A**

Tenure/Maintenance

We have been informed by the owner that the property is Leasehold with approximately 113 years remaining. There is a maintenance agreement in place with Town and City of approximately £1800 per annum plus a Ground Rent of £200 per annum. Holiday lets and pets are permitted.

Details Prepared

240523GVSP



Interested? Get in touch:

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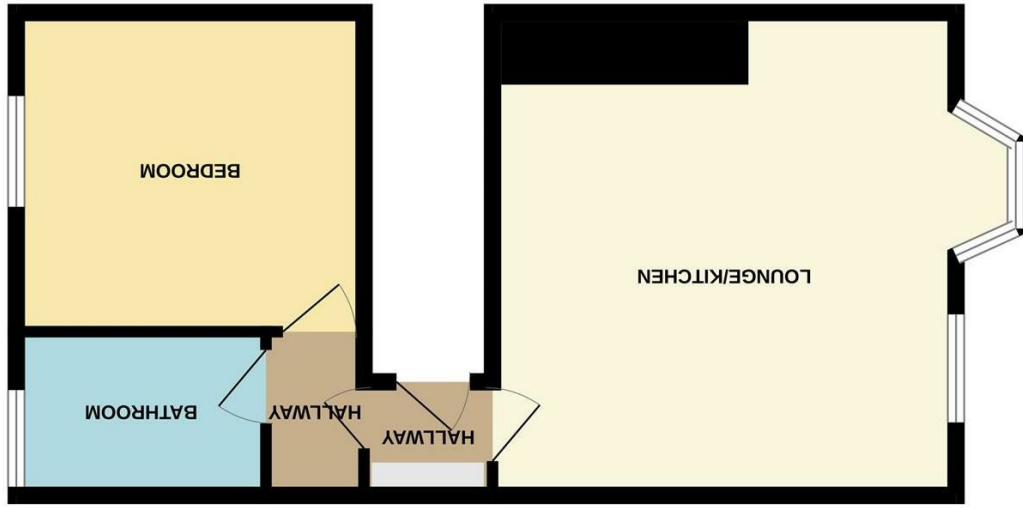
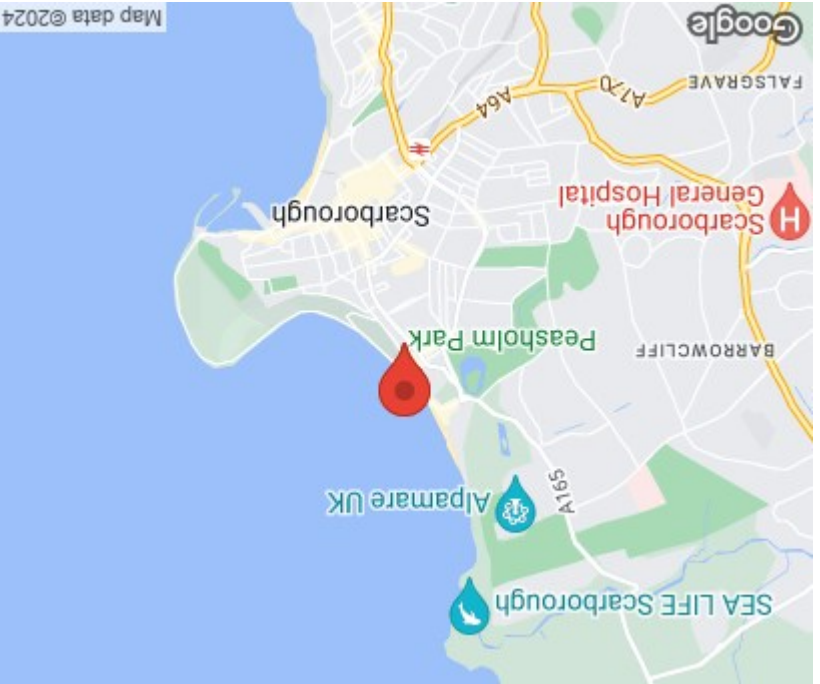
**CPH**

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



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> 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
Not energy efficient - higher running costs	(1-20) G
Current	Potential



GROUND FLOOR  
 459 sq.ft. (42.6 sq.m.) approx.

TOTAL FLOOR AREA: 459 sq.ft. (42.6 sq.m.) approx.  
 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.  
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