



Brooklands, 11 Esplanade Gardens, Scarborough, YO11 2AW

Offers Over £550,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- FOUR LEASEHOLD APARTMENTS
- ALL TWO BEDROOM TOP FLOOR APARTMENTS
- SITUATED WITHIN THE POPULAR BROOKLANDS DEVELOPMENT
- FINISHED TO A GREAT STANDARD THROUGHOUT
- SITUATED WITH CLOSE PROXIMITY TO SCARBOROUGH'S RENOWNED ESPLANADE
- IDEAL INVESTMENT OPPORTUNITY

FOR SALE either as a GOING CONCERN or with VACANT POSSESSION (subject to the relevant notice periods and tenants vacating) CPH are delighted to bring to the market FOUR, TWO BEDROOM APARTMENTS which are situated within the POPULAR BROOKLANDS DEVELOPMENT. The apartments currently generate within the region of £700 PCM- £750 PCM and are located a 'stone's throw' away from Scarborough's renowned ESPLANADE.

The popular Brooklands development is a block of 21 LUXURY APARTMENTS of which are divided into FOUR BLOCKS and are accessed via four separate doors. The four apartments comprise below:

- Apartment 5, 8 Esplanade Gardens, Scarborough, North Yorkshire, YO11 2AW. Currently let out on a 'month by month' rolling contract. A two bedroom top floor apartment with a feature open plan lounge/kitchen/diner.
- Apartment 5, 9 Esplanade Gardens, Scarborough, North Yorkshire, YO11 2AW. Currently let out on a 6 month AST agreement. A two bedroom top floor apartment with a feature open plan lounge/kitchen/diner.
- Apartment 4, 10 Esplanade Gardens, Scarborough, North Yorkshire, YO11 2AW. Currently let out on a 6 month AST agreement. A two bedroom top floor apartment with a feature open plan lounge/kitchen/diner.
- Apartment 2, 11 Esplanade Gardens, Scarborough, North Yorkshire, YO11 2AW. Currently let out on a 'month by month' rolling contract. A two bedroom top floor apartment with a feature open plan lounge/kitchen/diner and an ensuite to the master.



Being located on Scarborough's Esplanade, means the apartments afford excellent access to a wide range of attractions and amenities including The Esplanade and Clock Tower, Italian Gardens, Ramshell Shopping Parade, Spa and Conference Centre, Golf Course, Sports Centre and gym not to mention Scarborough town centre, South Bay and the beach.



Interested? Get in touch:

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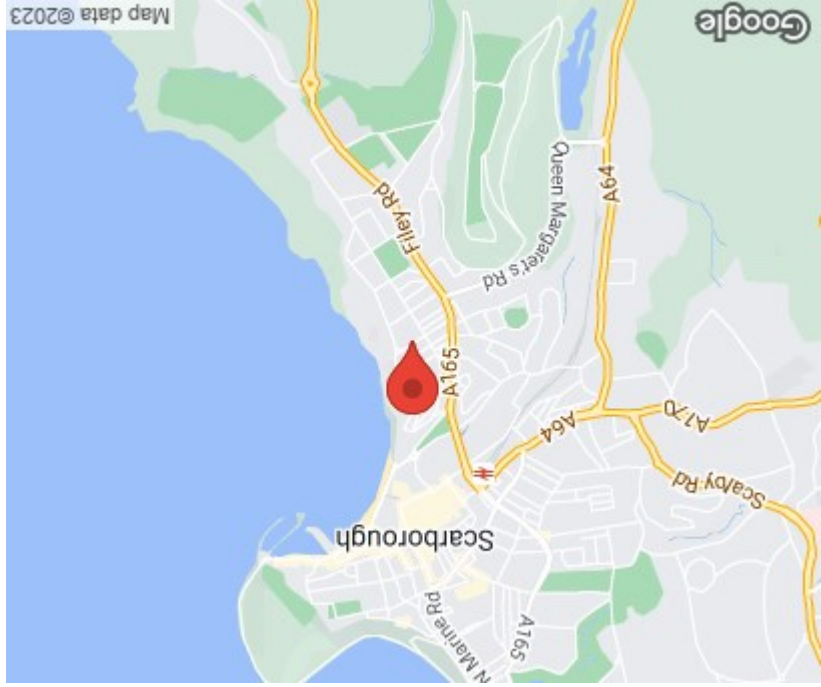
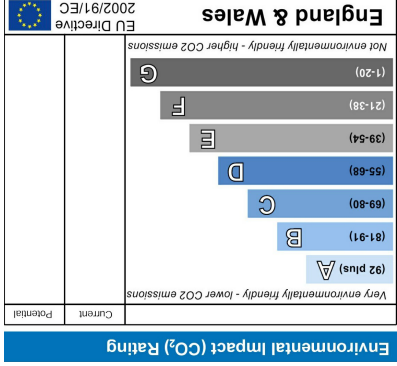
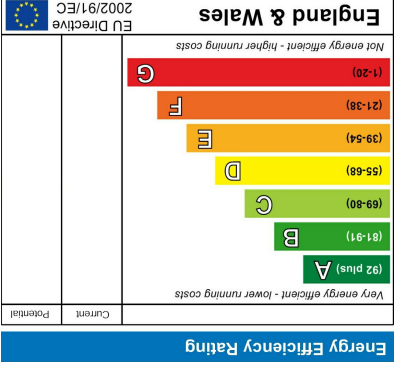
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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 floor plan 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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Environmental Impact (CO<sub>2</sub>) Rating

Energy Efficiency Rating