



Lockton House 503 The Sands, Peasholm Gap,
Scarborough YO12 7TN
Offers In The Region Of £600,000

Prestige
Collection
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STUNNING PENTHOUSE APARTMENT LOCATED
OVERLOOKING SCARBOROUGH'S NORTH BAY. IDEAL
HOLIDAY HOME/RENTAL PROPERTY. CAN BE FULLY
MANAGED ON SITE

Situated on the PENTHOUSE FLOOR of the AWARD WINNING 'THE SANDS' DEVELOPMENT, this TWO BEDROOM LEASEHOLD APARTMENT is located on Scarborough's NORTH BAY BEACH with a balcony providing excellent views along the promenade, over the beach huts to the Sealife Centre and out to sea. Making an IDEAL HOLIDAY HOME/RENTAL (figures available upon request) the apartment also benefits from use of the ON-SITE GYM plus an ALLOCATED UNDERCOVER PARKING SPACE. Electric car charging available on site. There is also an option to have the property fully managed by the The Sands holiday rentals team details available upon request. Gross Income potential circa £60,000 p/a

'The Sands' is an exclusive, gated development which leads out straight onto Scarborough's North Bay and beach. Also within the immediate area lies a variety of eateries, a convenience store and Peasholm Park as well as 'Alpamare' waterpark and Scarborough's Open Air Theatre, making this an ideal holiday rental. The property offers the potential to also buy a beach hut alongside the apartment by separate negotiation. Beach Chalet - Cormorant 3 - the VAT is reclaimable to the purchaser if they are VAT registered. So £60,000 inc. VAT. These beach huts are perfect to be sold as a rental package with the apartments.

The contemporary apartment comprises of; entrance hall with built-in storage which houses the boiler, an open plan living/dining/kitchen with sliding doors to a generous balcony. From the living area and balcony, breath taking open aspect views can be enjoyed. The property also benefits from two double bedrooms with a modern en-suite shower room to the master and a modern three-piece bathroom suite. Within the development itself lies an on-site gymnasium, CCTV security and the apartment comes with undercover allocated parking space No. (18) and the potential to use on site charging.

Offered with NO ONWARD CHAIN internal viewing can be arrange via our friendly team in the office on 01723352235.



ACCOMMODATION

PENTHOUSE

Living Area/Kitchen
21'3" x 20'11"

Bedroom 1
12'7" x 10'7"

Bedroom 2
15'5" x 9'8"

Entrance Hallway
10'5" max x 9'10" max

Bathroom
8'2" x 6'2"

Bathroom Ensuite
6'6" x 6'2"

Boiler Cupboard
6'6" x 3'3"

Panoramic Balcony
55'9" x 9'10"

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with approximately 136 years remaining. There is a current maintenance agreement in place with Benchmark Leisure Limited of approximately £1,684.17 per annum plus a ground rent of approximately £361 per annum.

In House Management Service at The Sands

The 'Hassle Free' management scheme that Escape 2 The Sands offers gives you total peace of mind meaning that all aspects of your apartment management are taken care of. The service includes the following:

- On-site management
- Marketing
- Processing bookings
- Taking all payments
- Meeting & greeting your guests
- Checking out your guests
- Outstanding customer service
- Dealing with all emergencies
- Full changeover/cleaning of your apartment
- A full maintenance service
- Sourcing the best utilities rates
- Paying of all utilities (water & electric)
- Sourcing the best business rate relief/council tax band
- Paying of council tax/business rates
- Paying of TV license

Please Note:

The owner of this apartment is also selling five further apartments within The Sands development, there is the option therefore, of purchasing multiple apartments. If two or more apartments were purchased any prospective purchaser would likely be entitled to The 'multiple dwelling relief' and a saving on the Stamp Duty payable.

Details

Council Tax Banding - F

LCPF 26062026

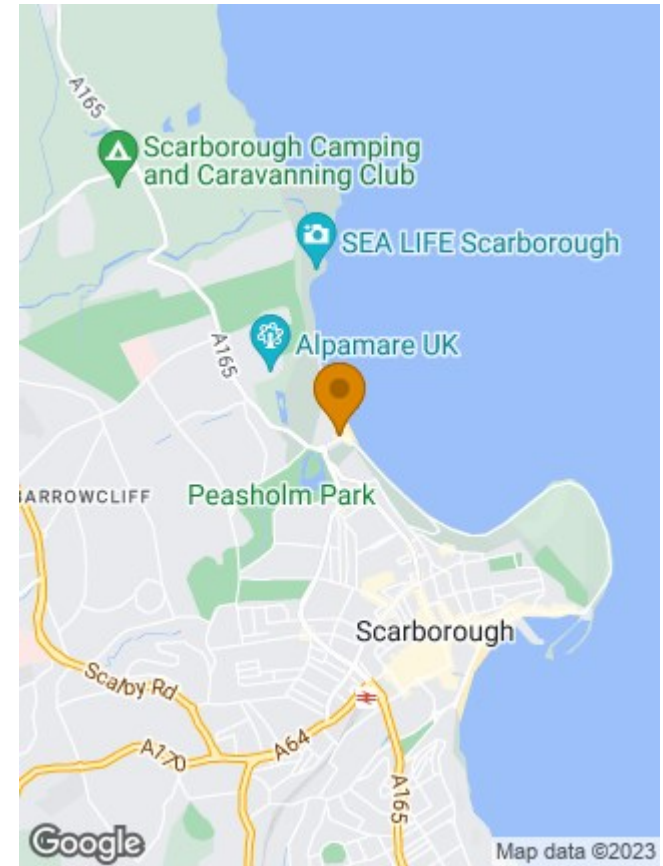


VIEWS OVER NORTH BAY FROM THE WRAP AROUND BALCONY. OTHER FACILITIES INCLUDE ALLOCATED PARKING AND ELECTRIC CAR CHARGING, ON SITE GYM, CCTV SECURITY AND LIFT FACILITY TO ALL FLOORS.









Energy Efficiency Rating		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC		



Interested? Get in touch today:
 t. 01723 352235 e. sales@cphproperty.co.uk
 19 St.Thomas Street, Scarborough YO11 1DY
 www.cphproperty.co.uk

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