



Flat 3, 116 North Marine Road, Scarborough YO12 7JA
Offers In The Region Of £115,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Immaculately Presented Second Floor Leasehold Apartment
- Generous Bay Windowed Open Plan Lounge and Kitchen
- Pleasant Open Views Over Scarborough's Cricket Ground
- Generous Bay Windowed Double Bedroom
- Fully Tiled Modern Shower Room
- To be offered with Vacant Possession and No Onward Chain

Offered to the market with NO ONWARD CHAIN is this IMMACULATEDLY PRESENTED SECOND FLOOR APARTMENT with VIEWS over the cricket ground, GENEROUS OPEN PLAN LOUNGE/KITCHEN and bedroom with BAY WINDOW. The property has been utilised until recently as a successful HOLIDAY LET generating approximately £15/£20K per annum.

The property has been excellently maintained throughout with electric heating and double glazing. The accommodation briefly comprises of: the entrance hall, the generous open plan lounge/kitchen with bay window and integrated oven/hob, the double bedroom with bay window and the modern shower room with three-piece suite.

Situated on North Marine Road, the apartment offers access to a wealth of amenities being within close proximity to Scarborough Town Centre, Convenience Stores and Eating and Drinking establishments. The property also benefits from being a short distance away from Scarborough's North Bay, Peasholm Park and attractions such as the Alpamare Water Park.

Offered with NO ONWARD CHAIN, early internal viewing is highly recommended for this well maintained apartment and can be arranged through our friendly office team on 01723 352235 or visit our website www.cphproperty.co.uk.





SECOND FLOOR

Hall

Lounge/Kitchen
17'8" x 11'5"

Bedroom
16'4" x 12'5" max

Shower Room
10'2" x 5'2"

Tenure/Maintenance

We have been informed by our Vendors that The property is currently Leasehold with an in-house maintenance agreement in place of £35 per month.

Details

Council Tax banding - TBC

LCGV 14092023



Interested? Get in touch:

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www.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



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SECOND FLOOR
 441 sq.ft. (41.0 sq.m.) approx.

TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.

