

Apartment 5 35 St Nicholas Street, Scarborough YO11 2HJ
Offers In The Region Of £170,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMMACULATE, SPACIOUS GRADE II LISTED TWO BEDROOM LUXURY DUPLEX APARTMENT
- FEATURE OPEN PLAN LOUNGE/DINER/FITTED KITCHEN
- TWO BATHROOMS AND ADDITIONAL DRESSING/STUDY ROOM
- ALLOCATED OFF-STREET PARKING SPACE
- LOCATED CENTRALLY WITHIN SCARBOROUGH

+++CPH are delighted to be presenting to the market this IMMACULATELY PRESENTED and DECEPTIVELY SPACIOUS two bedroom LEASEHOLD DUPLEX APARTMENT, located within close proximity to SCARBOROUGH'S SOUTH BAY BEACH and additionally offering TWO BATHROOMS, a DRESSING ROOM/STUDY and OFF-STREET PARKING,+++ (located in the former Legendary Scarborough venue The Penthouse, which first opened its doors in 1969 and over the ensuing thirteen years was on a par with the very top London clubs such as The Marquee and Dingwall's, playing host to such artistes as Yes, David Bowie, Free, Sex Pistols, Roxy Music, The Pretenders. Status Quo, and many, many more. Undoubtedly, more than worthy of a place in the annals of UK live rock history, you can now own what was an intrinsic part of this celebrated temple of music.)

Equally ideal for personal use as a holiday home, a premium rate BTL (est. £1000 p/m) in the heart of Scarborough's town centre, or permanent residency.

This apartment represents significant bang for your buck, as well as giving you ownership of a significant piece of local culture. The property is located within a luxury development of seven contemporary style apartments and comprises on the ground floor; communal entrance hall and reception area. The apartment is located on the first floor and comprises; private entrance hall, a feature open plan lounge/diner/modern fitted kitchen and a modern bathroom. To the second floor lies two bedrooms, a three-piece suite shower room and a dressing room/study. All rooms are complete with high ceilings and neutral decor. Externally, the property offers off-street parking accessed via electric remote controlled gates in a communal car park. Located centrally within Scarborough, the property affords excellent access to a wealth of amenities, just a stone's throw away from Scarborough's South Bay Beach, Scarborough Town Centre's main promenade which provides local supermarkets, shops and eateries. Early internal viewing is a must in order to fully appreciate the space, setting and finish on offer from this luxury two bedroom Duplex apartment. To register your interest or book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

FIRST FLOOR

Entrance Hall

Lounge/Diner/Kitchen
27'3" max x 17'5" max

Bathroom
9'2" x 6'7"

SECOND FLOOR

Landing

Master Bedroom
17'9" x 11'10"

Bedroom Two
12'6" max x 9'10"

Hobbies Room/Study
12'10" max x 9'6" max

Shower Room
8'2" max x 7'3" max

Off-Street Parking

The property also offers an allocated off-street parking space in a communal car park which is accessed via electric remote controlled security gates.

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with 999 years remaining from 2004. We have also been informed that there is a current maintenance agreement in place with Walker Landray of approx £331 per quarter plus a ground rent of £200 per annum.

NO HOLIDAY LETS ARE ALLOWED AT THE PROPERTY, BUT CAN BE USED AS A SECOND HOME.

Council Tax BAND - C

Details Prepared/Ref
GV/06/12/23



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

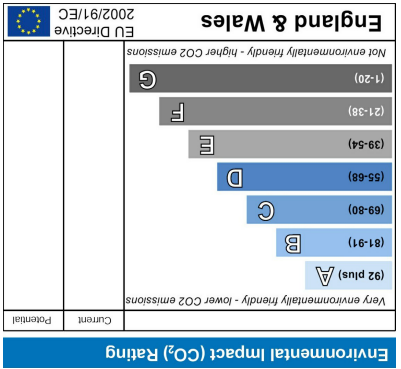
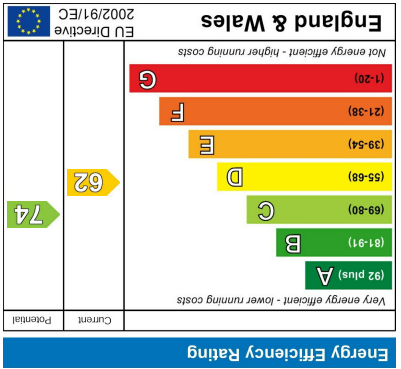
t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

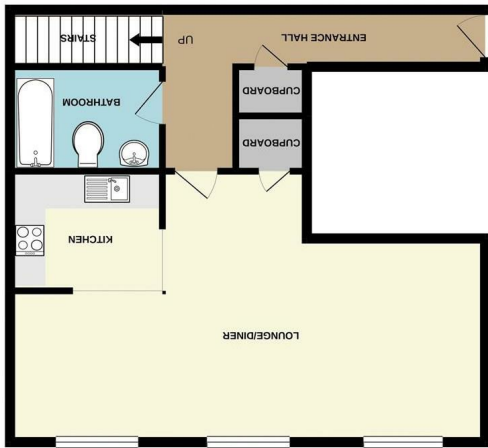
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

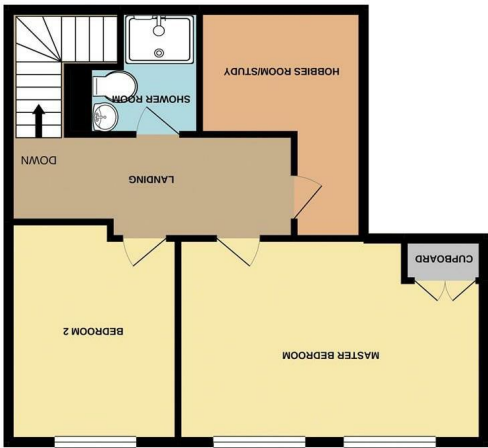


What every developer has done to ensure the accuracy of the figures contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by 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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TOTAL FLOOR AREA: 1187 sq. ft. (110.3 sq. m.) approx.



GROUND FLOOR
 591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
 597 sq.ft. (55.4 sq.m.) approx.



Map data ©2024