



16 Castle Heights Marlborough Street, Scarborough YO12
Offers In Excess Of £170,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- A TWO BEDROOM GROUND FLOOR LEASEHOLD APARTMENT
- SET WITHIN A MODERN PURPOSE-BUILT BLOCK OF APARTMENTS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- EN-SUITE AND BALCONY TO THE MASTER BEDROOM
- OFF-STREET PARKING VIA A SECURE UNDERGROUND CAR PARK
- LOCATED WITHIN SCARBOROUGH TOWN CENTRE

Offered to the market with NO ONWARD CHAIN is this WELL-PRESENTED TWO BEDROOM LEASEHOLD GROUND FLOOR APARTMENT which is well located within a MODERN PURPOSE-BUILT block of apartments which provides a LIFT FACILITY and OFF-STREET PARKING. The apartment is located within SCARBOROUGH'S OLD TOWN and benefits from an EN-SUITE to the MASTER and BALCONY to the MASTER which provides OPEN ASPECT SEA VIEWS.

The property is set within a modern, purpose-built block of apartments which provides a lift facility, video entry-phone system, underfloor heating throughout the apartment and an underground secure parking facility. The accommodation is located on the ground floor and comprises internally; entrance hall with built-in storage and an extra security lock for additional security, an open plan bay fronted lounge/diner/kitchen fitted with a range of units and integrated appliances, a master bedroom with a balcony and a modern 'walk-in' style en-suite shower room, a further double bedroom and a modern house bathroom. The property does also benefit from off-street parking via a secure underground car park.

Situated on Marlborough Street just off Castle road being within close proximity of the North Bay, Scarborough Castle and Town Centre Promenade giving access to a wealth of amenities including excellent transport opportunities with major bus routes and Scarborough train station being 'in our opinion' within walking distance.

Viewing comes highly recommended to appreciate the property on offer. To arrange a viewing, please contact our friendly team at CPH on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMODATION

GROUND FLOOR

Entrance Hall
12'3" x 13'8" max

Bathroom
6'6" x 9'6" max

Dining Room
12'2" x 9'1" max

Kitchen
9'6" x 9'11" max

Living Room
14'5" x 10'4" max

Bedroom 1
14'11" x 10'3" max

En-suite
3'10" x 9'7" max

Bedroom 2
11'10" x 8'8" max

Externally

The basement level of the property provides secure underground parking for one vehicle. To the rear of the property lies a private rear balcony.

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with approx 109 years remaining. The property does also benefit from a share of the Freehold with a maintenance agreement in place of approx £2040 per annum of which holiday lets and pets are not permitted. The current owner has also applied (and paid for) a lease extension of which should be granted in the near future.

Details Prepared

AB 141223, Council tax band - C



Interested? Get in touch:

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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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
	(f3-f4) E
	(f1-f3) F
	(f1-f0) G
Not energy efficient - higher running costs	
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
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