



Flat 2, 35 Esplanade Road, Scarborough YO11 2AT  
Offers In The Region Of £168,500

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- IMMACULATELY PRESENTED FREEHOLD APARTMENT
- TWO BEDROOMS, BATHROOM AND SHOWER ROOM
- OPEN PLAN LOUNGE/DINER/LIVING ROOM WITH FEATURE BAY WINDOW
- POPULAR SOUTH SIDE LOCATION
- MEZZANINE/ADDITIONAL SLEEPING SPACE

NEW to the market is this GENEROUS AND WELL PRESENTED TWO DOUBLE BEDROOM, FREEHOLD GROUND FLOOR APARTMENT WITH GENEROUS BAY FRONTED OPEN PLAN LOUNGE/DINER/LIVING ROOM WITH PARTIAL SEA VIEWS, MEZZANINE, SHOWER ROOM AND ENSUITE.

Well located on Esplanade road which is in close proximity to Scarborough's famous Esplanade and Italian Gardens. The apartment itself briefly comprises of a well maintained communal entrance hall with door entry system. The apartment itself is accessed through a private entrance and benefits from a superb spacious lounge/Diner/Living area with large feature bay window, two double bedrooms with the master bedroom benefitting from a built in wardrobe, a mezzanine which could act as further sleeping space, ensuite three piece bathroom and a further modern shower room. Externally the property benefits from small enclosed area to the front aspect.

The apartment is 'in our opinion' offered to the market in excellent order, having been updated throughout and well maintained by the current vendor with gas heating via a combination boiler, partial double glazing and secondary glazing. This apartment has been finished with modern/neutral decoration offering a light and airy finish and feel throughout whilst maintaining the character and original features.

Being located on Esplanade Road the apartment offers excellent access to a range of amenities and attractions including local shops, the Spa/conference centre, Sports Centre/Gym as well as Scarborough's South Bay and beach making this an excellent option for someone looking for either a permanent residence or a holiday home/Investment.

Internal viewing highly recommended to fully appreciate the space, finish and setting on offer from this well presented apartment. To arrange your viewing please contact our friendly and experienced sales team at CPH today on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







## ACCOMODATION

### GROUND FLOOR

Entrance Hall  
11'4" x 3'6" max

Kitchen/Living Area  
20'10" x 16'9" max

Bedroom 1  
12'7" x 13'0" max

Bedroom 2  
7'3" x 9'10" max

Ensuite  
5'10" x 8'4" max

Shower Room  
8'0" x 2'6" max

### Externally

To the front of the property lies a small planted, enclosed area which can be used to sit out.

### Tenure/Maintenance

The property is Freehold with a maintenance agreement in place through Nicholsons (Filey). £1000 PA is payable. We have been informed by our vendors that There are no restrictions on the property with regard to Holiday lettings, pet ownership and residential letting. Potential purchasers should make their own enquiries with regard to this.

Details Prepared  
AB110124



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

