



Flat 8, Kenwood House 83-85 Queens Parade, Scarborough, YO12 7HH
Offers In Excess Of £160,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM TOP FLOOR APARTMENT
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- FANTASTIC SEA AND CASTLE VIEWS
- OFF-STREET PARKING SPACE
- LIFT FACILITY WITHIN THE BLOCK
- POPULAR NORTH SIDE LOCATION

Offered to the market with NO ONWARD CHAIN is this TWO BEDROOM TOP FLOOR apartment that is set on Scarborough's popular NORTH SIDE with STUNNING SEA/CASTLE VIEWS and an ALLOCATED PARKING SPACE.

The property is accessed via a communal entrance hall to the ground floor with stairs and a lift facility up to the top floor where the property briefly comprises; entrance hallway with built-in storage, lounge with open aspect sea views to Scarborough Castle, kitchen fitted with a range of units, two double bedrooms and a fully tiled bathroom with a three-piece suite. External to the property lies an allocated off-street parking space. The property has been recently redecorated with some newly laid carpets.

Well located on Queens Parade, the property provides excellent access to a wealth of amenities including, a range of eateries, local shops, within close proximity to Scarborough's North Bay, South Bay, Scarborough Castle and Scarborough Town Centre. A little further afar lies Scarborough Cricket Ground and Scarborough's Open Air Theatre.

For more information and/or to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

TOP FLOOR

Entrance Hall

Living Room

15'1" x 13'1"

Kitchen

15'1" x 7'6"

Bedroom One

12'9" x 10'2"

Bedroom Two

11'5" x 10'5"

Bathroom

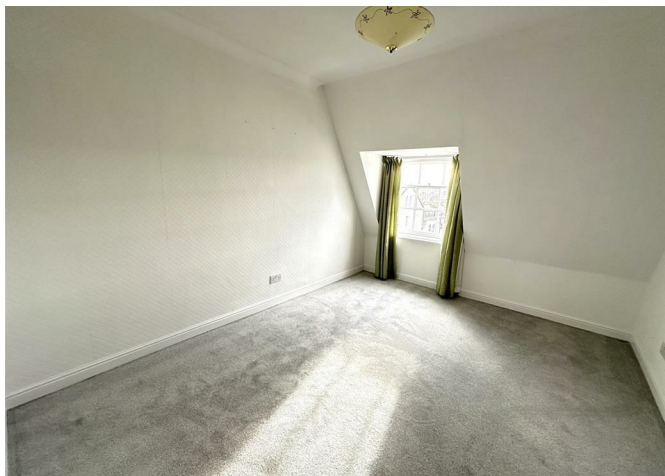
OTHER:

Tenure/Maintenance

We have been informed by the owner that the property is Leasehold, with an originating lease of 999 years. The management company is Nicholsons and we have been advised that service charge for 2024 is approx £1541. We have also been informed that pets and holiday are not allowed.

Details Prepared

TLPF/180124



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



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The land to which the property is sold is shown as being used and no guarantee is given as to their operability or efficiency can be given. The services, systems and appliances shown have not been tested and no guarantee is given.

