



Flat 8, Kenwood House 83-85 Queens Parade, Scarborough, YO12 7HH
Auction Guide £134,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOR SALE BY MODERN METHOD OF AUCTION - SEE DETAILS
- 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
- TWO BEDROOM TOP FLOOR APARTMENT

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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.

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





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"

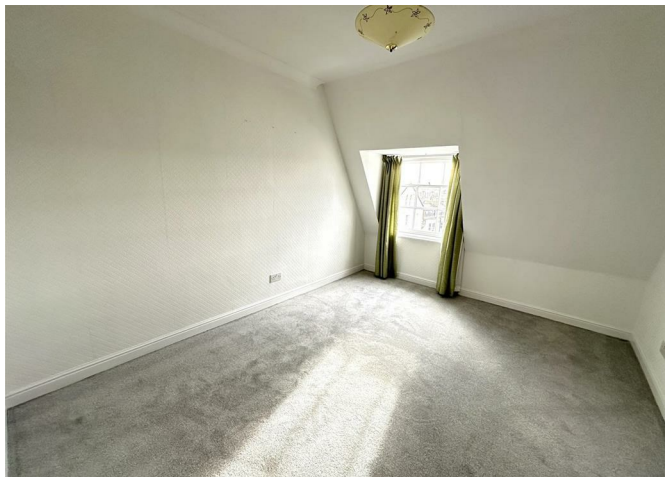
Bathroom

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 is to be measured as shown and not by any prospectus 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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