



Thalassa, Flat 5, Alexandra Heights, 137 Queens Parade, Scarborough, YO12  
7HY

Offers Over £127,400

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- TWO BEDROOM TOP FLOOR LEASEHOLD APARTMENT
- PANORAMIC SEA/CASTLE VIEWS
- FANTASY HOME BY THE SEA - AN IDEAL SECOND HOME
- ALLOCATED OFF-STREET PARKING SPACE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- POPULAR 'NORTH BAY' LOCATION

A FANTASTIC OPPORTUNITY to acquire a FANTASY HOME BY THE SEA. This STUNNING, PENTHOUSE APARTMENT is offered to the market with NO ONWARD CHAIN with PANORAMIC SEA/CASTLE views to the front and a view of Scarborough's CRICKET GROUND to the rear. Set within proximity to Scarborough's NORTH BAY BEACH the property has the additional benefit of ALLOCATED, OFF-STREET PARKING. We feel that the property would make an IDEAL SECOND HOME being in proximity to the beach and INTERNAL VIEWING does come highly recommended!

The property briefly comprises on the ground floor; communal entrance with entry phone system, stairs to all floors. Set on the top floor the apartment comprises; hallway, door into an open plan lounge/dining/kitchen with window to the front aspect providing spectacular Sea/Castle views, double bedroom, further bedroom and a three-piece suite bathroom. External to the property lies an allocated off-street parking space to the front of the property. The property can be sold fully furnished if required (by separate negotiations).



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/to book a viewing, please contact CPH Property Services on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION:

### FOURTH FLOOR (TOP FLOOR)

#### Entrance Hallway

13'5" max x 6'10" max

#### Open Plan Living/Dining/Kitchen

16'4" max x 12'5" max

#### Bedroom One

12'1" max x 9'6"

#### Bedroom Two

7'10" x 6'10"

#### Bathroom

4'11" x 4'11"

## OTHER:

### Tenure/Maintenance

We have been informed by the owner that the property is Leasehold with approximately 113 years remaining. There is a maintenance agreement in place with Town and City of approximately £1800 per annum plus a Ground Rent of £200 per annum.

### Off-Street Parking

The property does have the additional benefit of an allocated off-street parking space.

### Details Prepared

TLPF/060324 ESR13412

**Interested? Get in touch:**

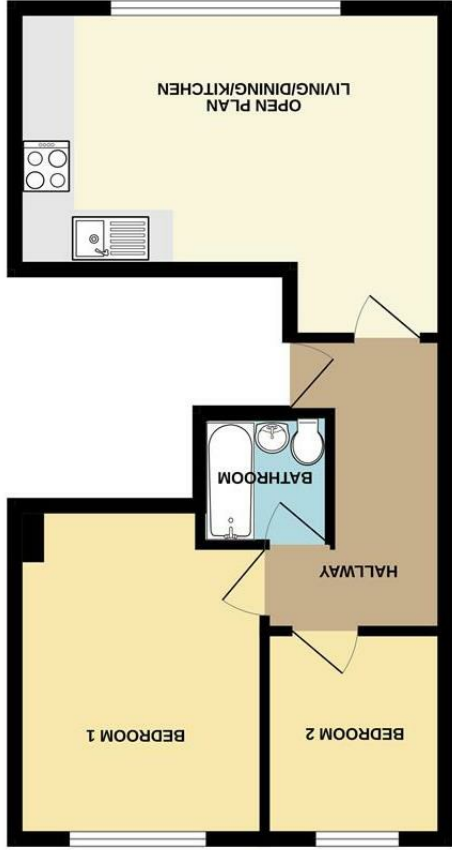
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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 : 433 sq.ft. (40.2 sq.m.) approx.  
Whilst 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, omission or mis-statement. This plan is for illustrative purposes only and should not 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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FOURTH FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

| England & Wales         |  |   |
|-------------------------|--|---|
| EU Directive 2002/91/EC |  |   |
|                         |  | Not energy efficient - higher running costs |
|                         |  | G (1-20)                                    |
|                         |  | F (21-38)                                   |
|                         |  | E (39-54)                                   |
|                         |  | D (55-68)                                   |
|                         |  | C (69-80)                                   |
|                         |  | B (81-91)                                   |
|                         |  | A (92 plus)                                 |
|                         |  | Very energy efficient - lower running costs |
|                         |  | Current                                     |

| Energy Efficiency Rating |  |
|--------------------------|--|
|--------------------------|--|

| England & Wales         |  |   |
|-------------------------|--|---|
| EU Directive 2002/91/EC |  |   |
|                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|                         |  | G (1-20)  |
|                         |  | F (21-38)   |
|                         |  | E (39-54)   |
|                         |  | D (55-68)   |
|                         |  | C (69-80)   |
|                         |  | B (81-91)   |
|                         |  | A (92 plus)   |
|                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
|                         |  | Potential   |
| Current                 |  |   |

| Environmental Impact (CO <sub>2</sub> ) Rating |  |
|--|--|
|  |  |

