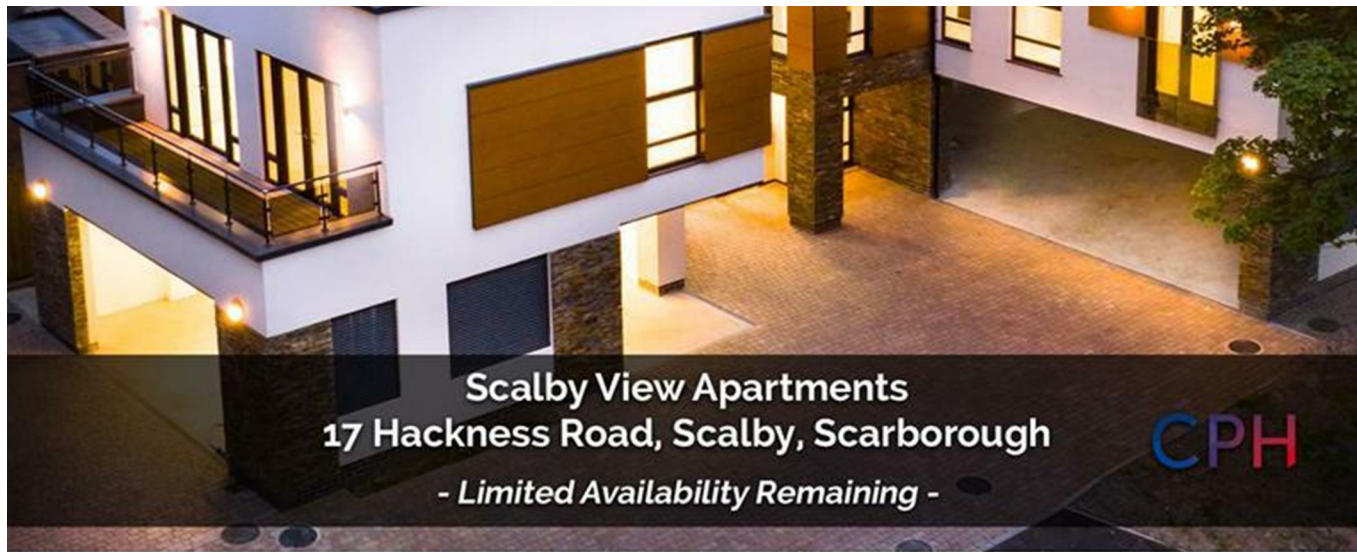




Apartment 6, Scalby View Apartments, 17 Hackness Road, Scarborough, YO12 5SD
Price Guide £200,000



- Modern Luxury Development
- Open Plan Lounge/Kitchen/Diner
- Off Street Parking Space
- Popular Central Newby Location

SCALBY VIEW is a MODERN, LUXURY DEVELOPMENT comprising of ten HIGH SPECIFICATION APARTMENTS is well located within the popular Newby area of Scarborough, well placed centrally to a wealth of amenities nearby. These apartments would make a FANTASTIC MAIN RESIDENCE or a SEASIDE BOLT-HOLE.

- * A Bespoke, New Build Development with 10 Year LABC Warranty
- * Landmark Development to the area
- * Purpose Built Apartments - Eco Friendly and Energy Efficient
- * Accessible Living suitable (Level Access) for Wheelchair Users with Lift Facility to all floors
- * State of the art entry system
- * Secure Off Road Parking with EV charging points
- * Extensive Views
- * Edge of the National Park with Beautiful Scenery and Walks
- * Close to local amenities and Scarborough Hospital

50% NOW SOLD.... Only 5 Remaining a choice of One and Two Bedroom Leasehold Apartments with a Share of Freehold.

APARTMENT SIX is a two bedroom first floor apartment and provides feature South/West facing open plan kitchen/lounge/diner with patio doors to a Juliette balcony, two bedrooms and modern house bathroom.

The block benefits from lift and stairs to all floors providing easy level access, secure video secure entry/intercom system and externally provides off-street parking spaces with BS1363 electric charging and a communal bin store.

The development is set on the border of Scalby and on the cusp of the North York Moors National Park but is still well placed for a wealth of amenities including regular transport links to Scarborough Town Centre and Whitby, doctors surgeries, dentists, hairdressers, chemist, library, petrol station, supermarket, cafes, eateries, Tennis Courts, Rugby Club and excellent walks can be undergone nearby along the old Scarborough to Whitby railway line.

Ideally suited to a range of buyers most notably as a second property, holiday home or ideally suited to someone looking to downsize or retire as the development provides easy level access to a wealth of amenities including regular transport links into Scarborough and to Whitby.

The block itself benefits from lift and stairs to all floors providing easy level access, secure video entry and intercom system and externally provides off-street parking spaces with BS1363 electric charging.

Superb specification and Location

- Eco friendly
- Purpose built apartment
- Landmark development to the area
- State of the art entry system
- Energy efficient
- Wheelchair lift access to all floors
- Secure off road parking

On hand local amenities including:

- Doctors surgeries
- Dentists
- Hairdressers
- Chemist
- Library
- Petrol station
- Supermarket

Contact Details

For further information and enquiries please contact

Dione

01700 350 331





ACCOMMODATION:

APARTMENT 6:

FIRST FLOOR

Entrance Hallway

14'9" max x 11'9" max

Open Plan Living/Kitchen/Dining

20'4" max x 16'4" max

Bedroom One

10'9" max x 10'9" max

Bedroom Two

10'9" max x 9'6" max

Bathroom

10'5" max x 6'10" max

OTHER:

Tenure/Maintenance

We have been advised by the vendor that the property is Leasehold with a 1/10 share of the Freehold of which a 250 year lease will be implemented. There will be a maintenance agreement in place with Able Property Management of approx per annum and we are not aware of any restrictions.

Details Prepared

TLPF/020822

Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

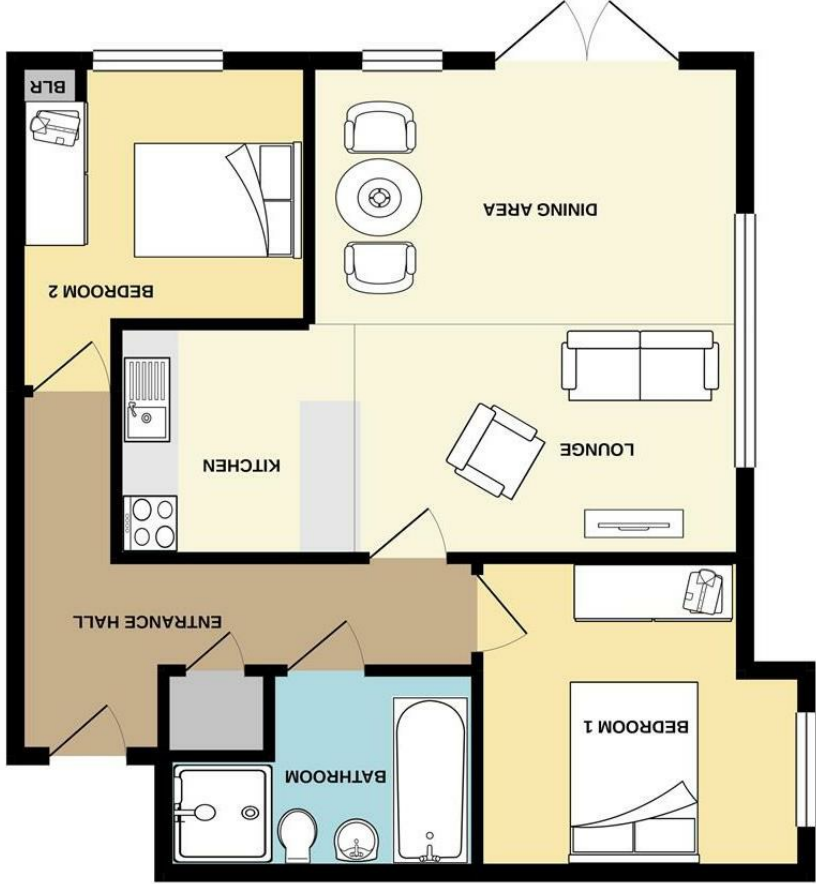
CPH

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	83	
Potential	83	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
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Very environmentally friendly - lower CO ₂ emissions		
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