



60 Fenby Gardens, Scarborough YO12 5LB
Offers Over £150,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Well presented Second Floor Leasehold Apartment
- Lounge Diner and Breakfast kitchen
- Two Double bedrooms with Ensuite to master
- Garage and parking
- Leasehold
- Vacant Possession and No onward Chain

WELL LOCATED within the desirable STEPNEY/SANDYBED area of Scarborough is this WELL-PRESENTED SECOND FLOOR LEASEHOLD apartment which benefits from TWO DOUBLE BEDROOMS with an EN-SUITE to the MASTER, a generous LOUNGE/DINER, GARAGE and COMMUNAL LAWNED GARDENS.

'In our opinion' the property is offered to the market in excellent order throughout. Located within this purpose-built block of apartments, the property comprises; entrance hall with built-in storage, a light and airy generous lounge/diner, a fitted kitchen with a range of wall/base units and an integrated oven, a master bedroom with an en-suite shower room, a double bedroom and a white three-piece suite house bathroom. Externally, the property does benefit from communal lawned gardens and a garage with a parking space and visitors parking.



Fenby Gardens is a well sought after residential area which is well placed for a choice of popular local schools, Scarborough Sixth Form College, Scarborough Hospital and is on a regular bus route into Scarborough's Town Centre.

Viewing cannot be recommended enough in order to fully appreciate the space, setting, finish and position that this purpose-built first floor apartment has on offer. If you wish to book a viewing, please contact our friendly and experienced sales team at CPH today on or visit our website



Accommodation

Lounge/ Diner
20'0" max x 15'8"

Entrance Hall
15'5" x 4'3" max

Breakfast Kitchen
11'5" x 7'10"

Master Bedroom
15'1" x 9'2" max

Ensuite
6'6" x 5'10"

Bedroom Two
13'9" x 9'6" max

Bathroom
7'10" x 4'7" max

Outside

Single Garage with Parking for a vehicle in front

Tenure

Leasehold, 974 years remaining and there is a maintenance agreement in place of approximately £1005 every half annum. Holiday lets not permitted but second home use and private rental is allowed. Please make your own enquiries with regard to this as we have been informed by vendors but will not be held accountable for any errors.



EPC and Council Tax

**EPC - TBC
COUNCIL TAX C**

Details Prepared By/ Date
GV 27/03/24

Interested? Get in touch:

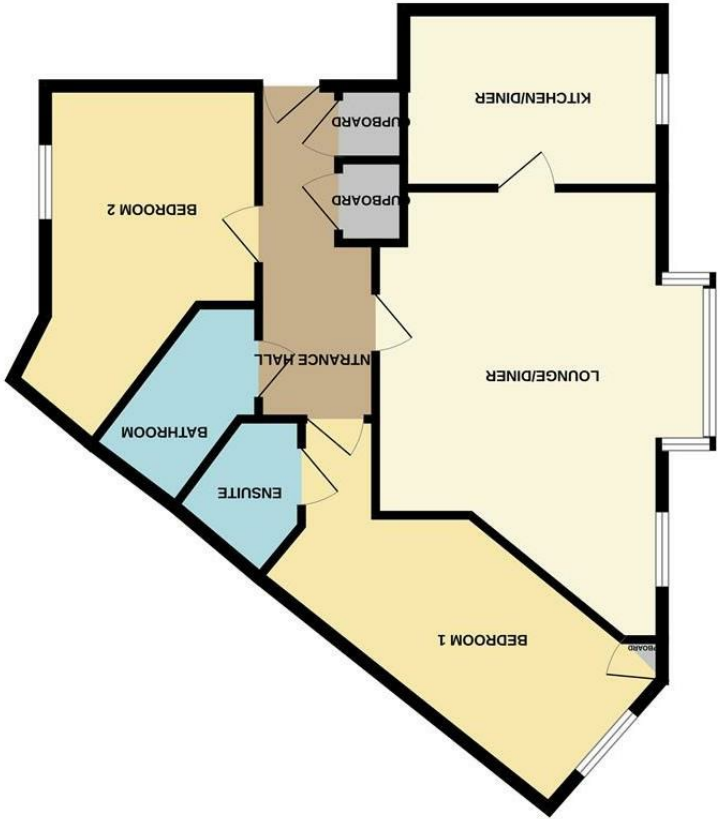
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www.cphproperty.co.uk

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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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission to the contrary. This plan for illustrative purposes only and should be used as a guide 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. Made with Mapbox ©2024



GROUND FLOOR

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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
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